

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2010 Assessment Roll

**Area Name / Number:** Eastgate/Factoria/31

**Previous Physical Inspection:** 2006

### Improved Sales:

Number of Sales: 322

Range of Sale Dates: 1/1/2008 - 1/1/2010

| Sales – Average Improved Valuation Change Summary |           |           |           |              |       |        |
|---|-----------|-----------|-----------|--------------|-------|--------|
|   | Land      | Imps      | Total     | Sale Price** | Ratio | COV*   |
| <b>2009 Value</b>                                 | \$282,500 | \$262,000 | \$544,500 |              |       |        |
| <b>2010 Value</b>                                 | \$282,500 | \$248,800 | \$531,300 | \$579,600    | 91.7% | 10.25% |
| <b>Change</b>                                     | \$0       | -\$13,200 | -\$13,200 |              |       |        |
| <b>% Change</b>                                   | 0.0%      | -5.0%     | -2.4%     |              |       |        |

\*COV is a measure of uniformity; the lower the number the better the uniformity.

\*\* Sales time adjusted to 1/1/10.

Sales used in this analysis: All sales of one to three unit residences on residential lots, short sales, financial institution re-sales and foreclosure sales which were verified as, or appeared to be market sales were considered for the analysis. Sales were time adjusted to 1/1/10. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2009 or any existing residence where the data for 2009 is significantly different from the data for 2010 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2009 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

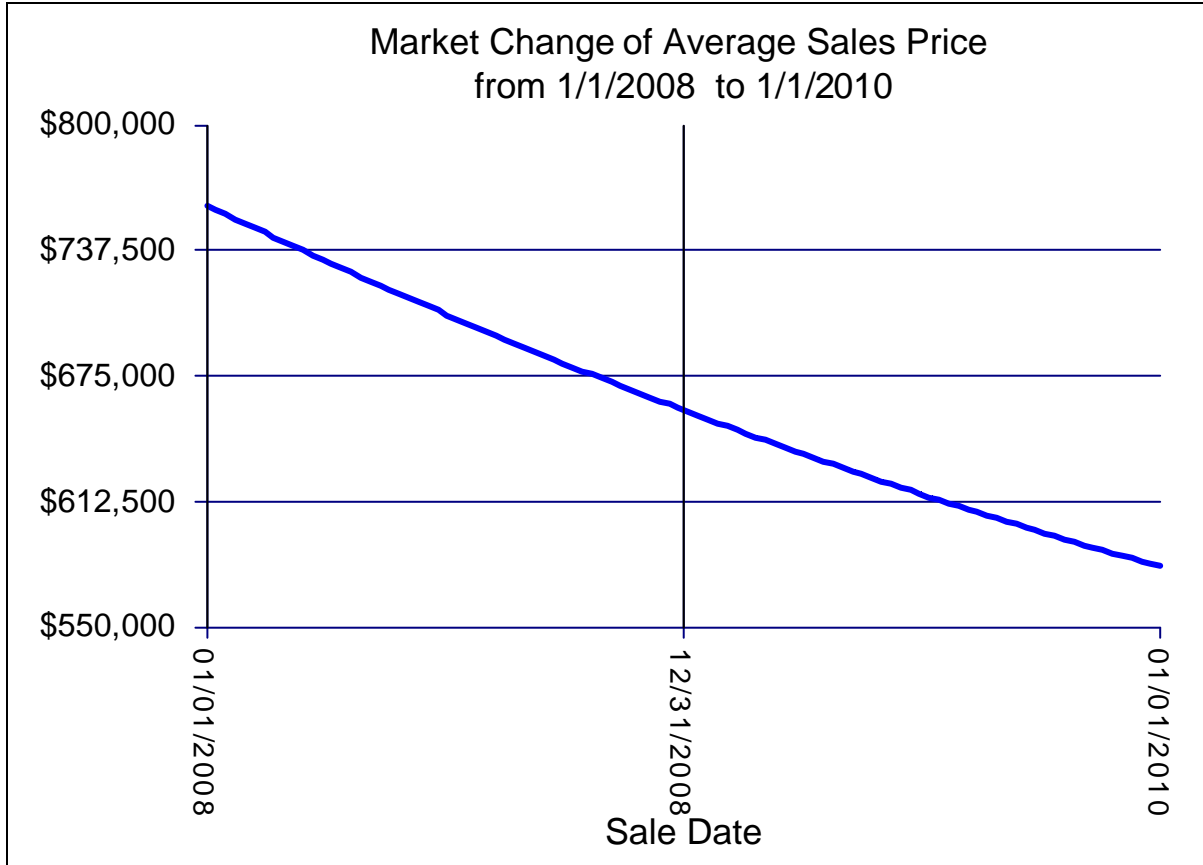
| Population - Improved Parcel Summary: |           |           |           |
|---------------------------------------|-----------|-----------|-----------|
|                                       | Land      | Imps      | Total     |
| <b>2009 Value</b>                     | \$281,400 | \$249,200 | \$530,600 |
| <b>2010 Value</b>                     | \$281,400 | \$237,600 | \$519,000 |
| <b>Percent Change</b>                 | 0.0%      | -4.7%     | -2.2%     |

Number of one to three unit residences in the Population: 6776

**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 615450 (North View Addition), had a higher average ratio in comparison to the rest of the population, which resulted in a larger downward adjustment. The remaining 99.88% of the population will have a slight downward adjustment applied. The formula adjusts for these differences, thus improving equalization.

Exceptions may be found in the Improved Parcel Update section.

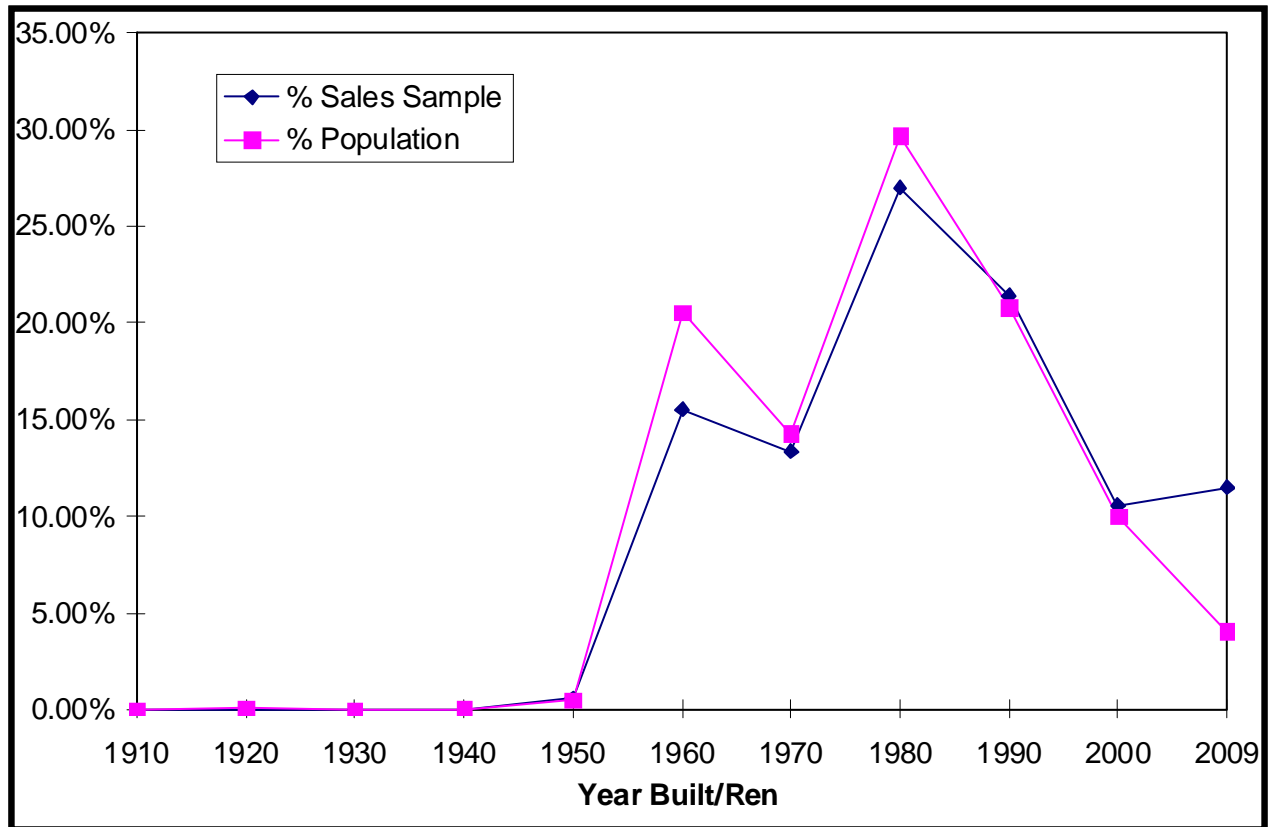
**Market Change of Average Sale Price in Area 31  
From 1/1/08 to 1/1/10**



### ***Sales Sample Representation of Population - Year Built / Renovated***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| Year Built/Ren      | Frequency | % Sales Sample |
| 1910                | 0         | 0.00%          |
| 1920                | 0         | 0.00%          |
| 1930                | 0         | 0.00%          |
| 1940                | 0         | 0.00%          |
| 1950                | 2         | 0.62%          |
| 1960                | 50        | 15.53%         |
| 1970                | 43        | 13.35%         |
| 1980                | 87        | 27.02%         |
| 1990                | 69        | 21.43%         |
| 2000                | 34        | 10.56%         |
| 2009                | 37        | 11.49%         |
|                     | 322       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| Year Built/Ren    | Frequency | % Population |
| 1910              | 0         | 0.00%        |
| 1920              | 3         | 0.04%        |
| 1930              | 0         | 0.00%        |
| 1940              | 1         | 0.01%        |
| 1950              | 35        | 0.52%        |
| 1960              | 1392      | 20.54%       |
| 1970              | 969       | 14.30%       |
| 1980              | 2012      | 29.69%       |
| 1990              | 1409      | 20.79%       |
| 2000              | 679       | 10.02%       |
| 2009              | 276       | 4.07%        |
|                   | 6776      |              |

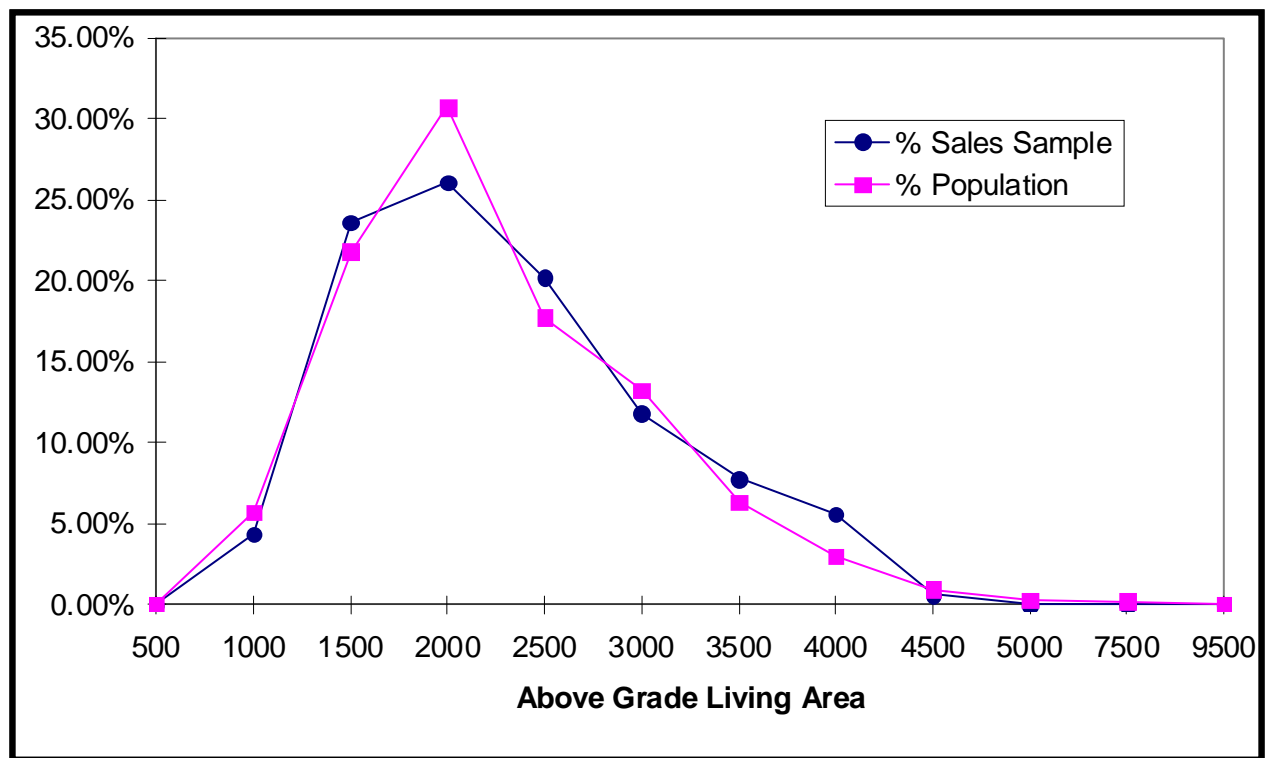


Sales of new homes built over the last few years are over represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This over representation was found to lack statistical significance during the modeling process.

### ***Sales Sample Representation of Population - Above Grade Living Area***

| <b>Sales Sample</b> |           |                |
|---------------------|-----------|----------------|
| AGLA                | Frequency | % Sales Sample |
| 500                 | 0         | 0.00%          |
| 1000                | 14        | 4.35%          |
| 1500                | 76        | 23.60%         |
| 2000                | 84        | 26.09%         |
| 2500                | 65        | 20.19%         |
| 3000                | 38        | 11.80%         |
| 3500                | 25        | 7.76%          |
| 4000                | 18        | 5.59%          |
| 4500                | 2         | 0.62%          |
| 5000                | 0         | 0.00%          |
| 7500                | 0         | 0.00%          |
| 9500                | 0         | 0.00%          |
|                     | 322       |                |

| <b>Population</b> |           |              |
|-------------------|-----------|--------------|
| AGLA              | Frequency | % Population |
| 500               | 0         | 0.00%        |
| 1000              | 387       | 5.71%        |
| 1500              | 1477      | 21.80%       |
| 2000              | 2081      | 30.71%       |
| 2500              | 1201      | 17.72%       |
| 3000              | 898       | 13.25%       |
| 3500              | 430       | 6.35%        |
| 4000              | 204       | 3.01%        |
| 4500              | 64        | 0.94%        |
| 5000              | 19        | 0.28%        |
| 7500              | 14        | 0.21%        |
| 9500              | 1         | 0.01%        |
|                   | 6776      |              |

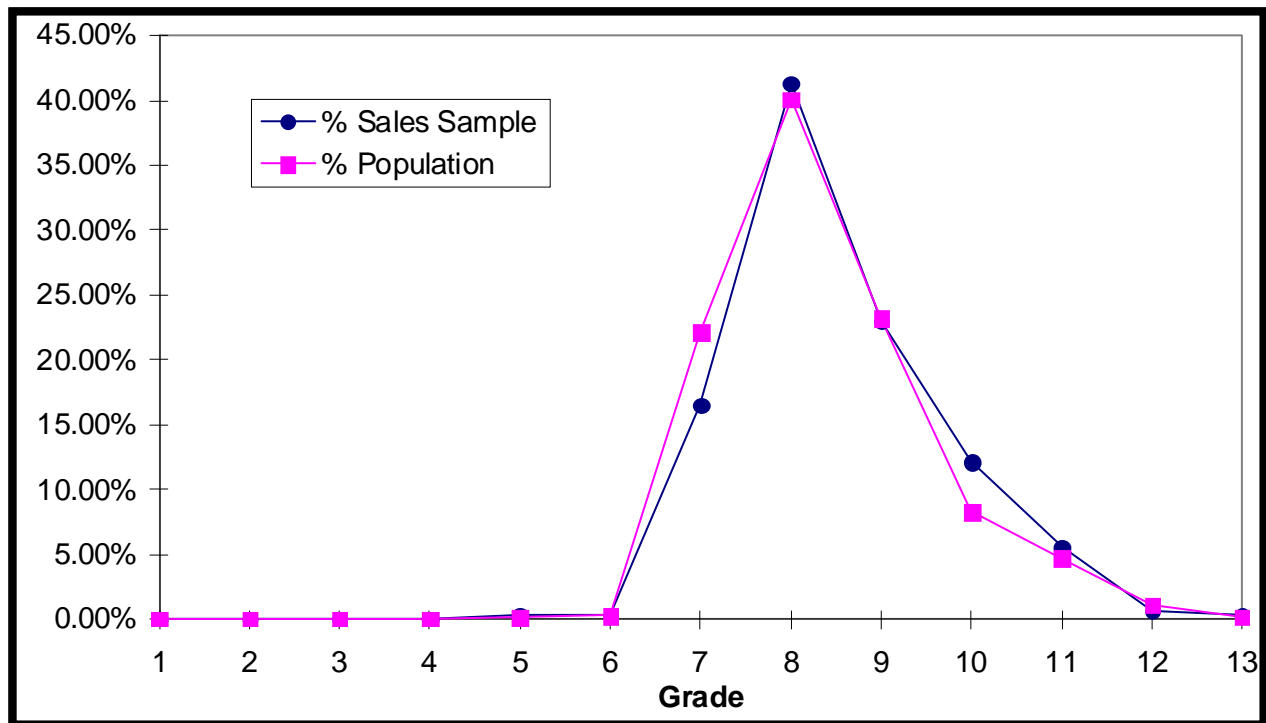


The sales sample frequency distribution follows the population distribution fairly closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

### Sales Sample Representation of Population - Grade

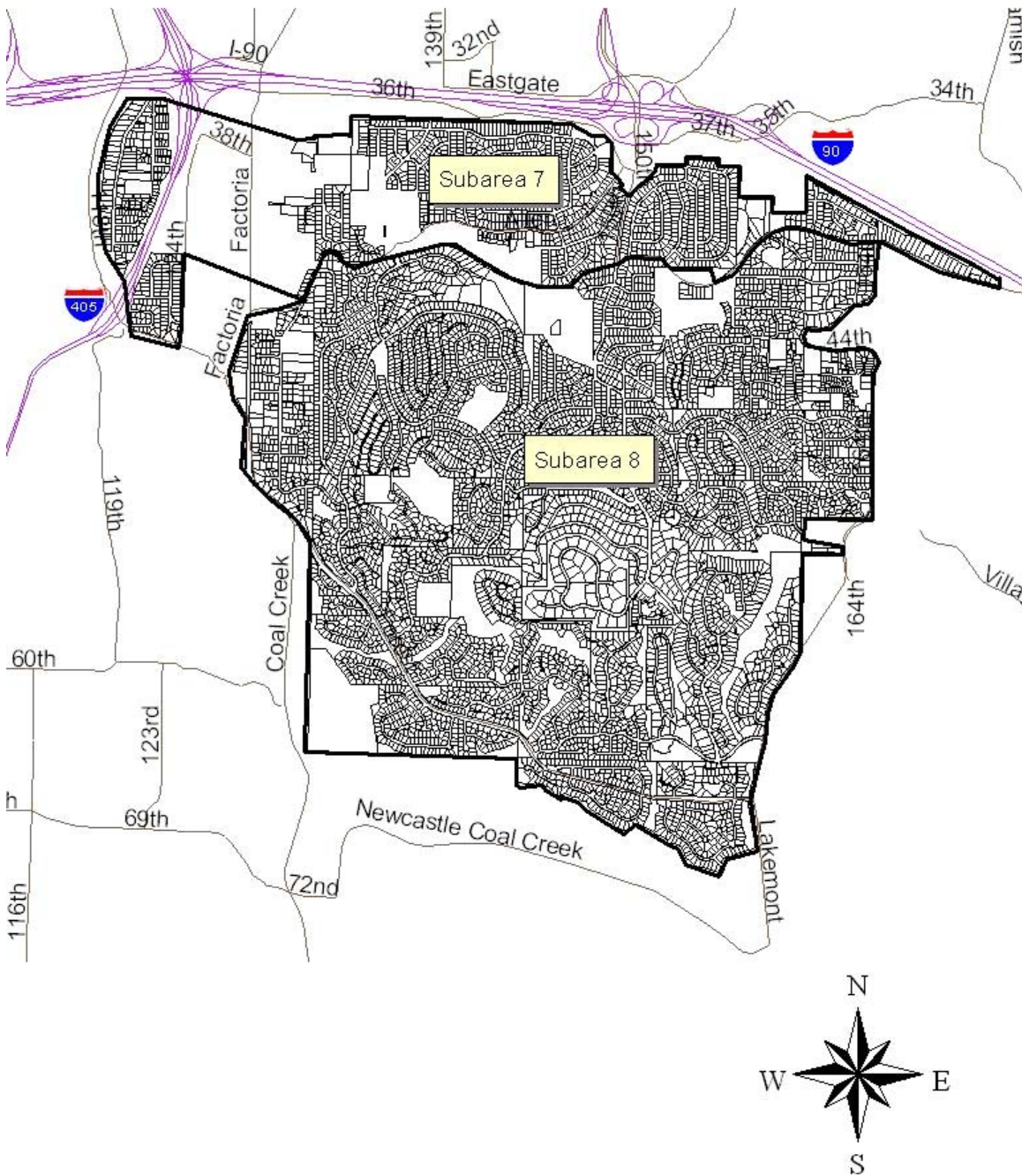
| Sales Sample |           |                |
|--------------|-----------|----------------|
| Grade        | Frequency | % Sales Sample |
| 1            | 0         | 0.00%          |
| 2            | 0         | 0.00%          |
| 3            | 0         | 0.00%          |
| 4            | 0         | 0.00%          |
| 5            | 1         | 0.31%          |
| 6            | 1         | 0.31%          |
| 7            | 53        | 16.46%         |
| 8            | 133       | 41.30%         |
| 9            | 74        | 22.98%         |
| 10           | 39        | 12.11%         |
| 11           | 18        | 5.59%          |
| 12           | 2         | 0.62%          |
| 13           | 1         | 0.31%          |
| 322          |           |                |

| Population |           |              |
|------------|-----------|--------------|
| Grade      | Frequency | % Population |
| 1          | 0         | 0.00%        |
| 2          | 0         | 0.00%        |
| 3          | 0         | 0.00%        |
| 4          | 0         | 0.00%        |
| 5          | 7         | 0.10%        |
| 6          | 19        | 0.28%        |
| 7          | 1497      | 22.09%       |
| 8          | 2717      | 40.10%       |
| 9          | 1570      | 23.17%       |
| 10         | 561       | 8.28%        |
| 11         | 318       | 4.69%        |
| 12         | 75        | 1.11%        |
| 13         | 12        | 0.18%        |
| 6776       |           |              |



The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

# Area 31



# Annual Update Process

***Effective Date of Appraisal: January 1, 2010***

***Date of Appraisal Report: July 7, 2010***

## ***King County Revaluation Cycle***

King County's revaluation plan as approved by the Washington State Department of Revenue is an annual revaluation cycle with physical inspection of all properties at least once every six years. Physical inspection of properties meets the requirements of RCW 84.41.041 and WAC 458-07-015. During the interval between each physical inspection, the annual revaluation cycle requires the valuation of property be adjusted to current true and fair value based on appropriate statistical data. Annually, approximately one-sixth of all residential properties are physically inspected and appraised with new land and total property valuation models calibrated and specified using multiple regression analysis. These appraised values are the basis for the annual updating of the remaining five-sixths.

## ***Data Utilized***

Available sales closed from 1/1/2008 through 1/1/2010 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

## ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Vacant parcels
2. Mobile home parcels
3. Multi-parcel or multi-building sales
4. New construction where less than a 100% complete house was assessed for 2009
5. Existing residences where the data for 2009 is significantly different than the data for 2010 due to remodeling
6. Parcels with improvements value, but no building characteristics
7. Short sales, financial institution re-sales and foreclosure sales verified or appearing to be not at market
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

## ***Land Update***

Analysis indicates land values are at or below current market levels as of 1/1/10. No additional adjustment to land value is required.

2010 Land Value = 2009 Land Value x 1.00, with the result rounded down to the next \$1,000.

## ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one neighborhood-based variable needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Plat 615450 (North View Addition), had a higher average ratio in comparison to the rest of the population, which resulted in a larger downward adjustment. The remaining 99.88% of the population will have a slight downward adjustment applied. The formula adjusts for these differences, thus improving equalization.

With the exception of real property mobile home parcels & parcels with “accessory only” improvements, the total assessed values on all improved parcels were based on the analysis of the 322 useable residential sales in the area.

Sales used in the valuation model were time adjusted to January 1, 2010. The chosen adjustment model was developed using multiple regression. The 2009 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The derived adjustment formula is:

2010 Total Value = 2009 Total Value / .9446574 + 8.331342E-02\*Plat615450 x .925\*

The resulting total value is rounded down to the next \$1,000, *then*:

2010 Improvements Value = 2010 Total Value minus 2010 Land Value

An explanatory adjustment table is included in this report.

\* See Assessor's instructions page 33



## ***Improved Parcel Update (continued)***

### **Exceptions:**

- \*If multiple houses exist on a parcel, the Total % Change indicated by the sales sample is used to arrive at new total value (2009 Land Value + Previous Improvement Value) \* .976.
- \*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
- \*If “accessory improvements only”, the Total % Change as indicated by the sales sample is used to arrive at a new total value. (2009 Land Value + Previous Improvement Value) \* .976
- \*If land value  $\leq$  \$1,000 no adjustment is applied.
- \*If improvements and accessories  $\leq$  \$1,000 no further adjustment applied.
- \* If adjusted land value falls  $<$  \$1,000, then land value = \$1,000 or previous, whichever is less.
- \* If adjusted improvement value falls  $<$  \$1,000, then improvement value = \$1,000 or previous, whichever is less.
- \*If vacant parcels (no improvement value) only the land adjustment applies.
- \*If a parcel is coded “non-perc” (sewer system=3), the land adjustment is applied
- \*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, the land adjustment is applied.
- \*If an improvement is coded “% net condition” or is in “poor” condition, then the model adjustment is applied.
- \*Any properties excluded from the annual up-date process are noted in RealProperty.

## ***Mobile Home Update***

There were no mobile homes in this area.

## ***Model Validation***

The resulting assessment level is 91.7%. The standard statistical measures of valuation performance are all within the IAAO recommended range of .90 to 1.10 and are presented both in the Executive Summary and in the Annual Update Ratio Study Report (Before) and (After) included in this report.

Application of these recommended values for the 2010 assessment year (taxes payable in 2011) results in an average total change from the 2009 assessments of -2.2%. This decrease is due partly to market changes over time and the previous assessment levels.

Note: Additional information may reside in the Assessor’s Real Property Database, Assessor’s procedures, Assessor’s “field” maps, Revalue Plan, separate studies, and statutes

Ratio studies of assessments before and after this annual update are included later in this report.

## Area 31 Annual Update Model Adjustments

**2010 Total Value = 2009 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production, which include an additional adjustment of 0.925.

### Standard Area Adjustment

-2.08%

**North View**

**Addition**

**Yes**

**Plat 615450**

% Adjustment

-10.02%

### Comments

The percentages listed are total adjustments not additive adjustments.

For instance, a parcel in Plat 615450 (North View Addition) would *approximately* receive a -10.02% downward adjustment. 8 parcels in the improved population would receive this adjustment. There were 7 sales.

There were no properties that would receive a multiple variable adjustment.

Generally parcels in Plat 615450 were at a higher assessment level than the rest of the population. This model corrects for these strata differences.

99.88% of the population of 1 to 3 Unit Residences in the area are adjusted by the Standard Area Adjustment alone.

**Area 31 Sale Price changes** (Relative to 1/1/2010 valuation date.)

In a changing market, recognition of a sales trend is required to accurately estimate value as of a certain date. Assessed values are determined as of January 1 of a given year.

| <b>Market Adjustment to 1/1/2010</b> |                                 |                    |
|--------------------------------------|---------------------------------|--------------------|
| Sale Date                            | Downward Adjustment<br>(Factor) | Equivalent Percent |
| 1/1/2008                             | 0.762                           | -23.8%             |
| 2/1/2008                             | 0.772                           | -22.8%             |
| 3/1/2008                             | 0.781                           | -21.9%             |
| 4/1/2008                             | 0.791                           | -20.9%             |
| 5/1/2008                             | 0.801                           | -19.9%             |
| 6/1/2008                             | 0.811                           | -18.9%             |
| 7/1/2008                             | 0.821                           | -17.9%             |
| 8/1/2008                             | 0.831                           | -16.9%             |
| 9/1/2008                             | 0.841                           | -15.9%             |
| 10/1/2008                            | 0.851                           | -14.9%             |
| 11/1/2008                            | 0.861                           | -13.9%             |
| 12/1/2008                            | 0.871                           | -12.9%             |
| 1/1/2009                             | 0.881                           | -11.9%             |
| 2/1/2009                             | 0.891                           | -10.9%             |
| 3/1/2009                             | 0.900                           | -10.0%             |
| 4/1/2009                             | 0.910                           | -9.0%              |
| 5/1/2009                             | 0.920                           | -8.0%              |
| 6/1/2009                             | 0.930                           | -7.0%              |
| 7/1/2009                             | 0.940                           | -6.0%              |
| 8/1/2009                             | 0.950                           | -5.0%              |
| 9/1/2009                             | 0.960                           | -4.0%              |
| 10/1/2009                            | 0.970                           | -3.0%              |
| 11/1/2009                            | 0.980                           | -2.0%              |
| 12/1/2009                            | 0.990                           | -1.0%              |
| 1/1/2010                             | 1.000                           | 0.0%               |

The chart above shows the % adjustment required for sales to be representative of the assessment date of 1/1/10.

| <b>Example:</b> | <b>Sales Price</b> | <b>Sales Date</b> | <b>Adjustment factor</b> | <b>Adjusted Sales price*</b> |
|-----------------|--------------------|-------------------|--------------------------|------------------------------|
| Sale 1          | \$525,000          | 4/1/2008          | 0.791                    | \$415,000                    |
| Sale 2          | \$475,000          | 10/1/2009         | 0.970                    | \$461,000                    |
| Sale 3          | \$515,000          | 7/1/2009          | 0.940                    | \$484,000                    |

\* The adjusted sale price has been rounded to the nearest \$1000.

The time adjustment formula for Area 31 is  $(0.9446574 + 0.0003085674 * \text{SaleDay} + 0.08331342 * 0.02173913) / (0.9446574 + 0.08331342 * 0.02173913)$

SaleDay = SaleDate - 40179

# Annual Update Ratio Study Report (Before)

## 2009 Assessments

| District/Team:<br>S.E. / TEAM 1    | Appr. Date:<br>01/01/2009 | Date of Report:<br>07/07/2010  | Sales Dates:<br>1/2008 - 12/2009 |       |           |           |    |           |    |           |     |           |    |           |    |
|------------------------------------|---------------------------|--|----------------------------------|-------|-----------|-----------|----|-----------|----|-----------|-----|-----------|----|-----------|----|
| Area<br>31 - EASTGATE/FACTORIA     | Appr ID:<br>JMET          | Property Type:<br>1 to 3 Unit Residences   | Adjusted for time?:<br>YES       |       |           |           |    |           |    |           |     |           |    |           |    |
| SAMPLE STATISTICS                  |                           | <table><caption>Ratio Frequency Data</caption><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.70-0.80</td><td>22</td></tr><tr><td>0.80-0.90</td><td>80</td></tr><tr><td>0.90-1.00</td><td>126</td></tr><tr><td>1.00-1.10</td><td>74</td></tr><tr><td>1.10-1.20</td><td>19</td></tr></tbody></table> |                                  | Ratio | Frequency | 0.70-0.80 | 22 | 0.80-0.90 | 80 | 0.90-1.00 | 126 | 1.00-1.10 | 74 | 1.10-1.20 | 19 |
| Ratio                              | Frequency                 |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| 0.70-0.80                          | 22                        |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| 0.80-0.90                          | 80                        |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| 0.90-1.00                          | 126                       |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| 1.00-1.10                          | 74                        |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| 1.10-1.20                          | 19                        |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Sample size (n)                    | 322                       |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Mean Assessed Value                | 544,500                   |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Mean Adj. Sales Price              | 579,600                   |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Standard Deviation AV              | 184,523                   |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Standard Deviation SP              | 201,465                   |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| ASSESSMENT LEVEL                   |                           |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Arithmetic Mean Ratio              | 0.946                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Median Ratio                       | 0.942                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Weighted Mean Ratio                | 0.939                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| UNIFORMITY                         |                           | <b>COMMENTS:</b><br><br>1 to 3 Unit Residences throughout area 31<br><br>Sales Prices are adjusted for time to the Assessment Date of 1/1/2010   |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Lowest ratio                       | 0.668                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Highest ratio:                     | 1.193                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Coefficient of Dispersion          | 8.38%                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Standard Deviation                 | 0.098                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Coefficient of Variation           | 10.33%                    |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Price Related Differential (PRD)   | 1.007                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| RELIABILITY                        |                           |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| 95% Confidence: Median             |                           |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Lower limit                        | 0.928                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Upper limit                        | 0.960                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| 95% Confidence: Mean               |                           |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Lower limit                        | 0.936                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Upper limit                        | 0.957                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| SAMPLE SIZE EVALUATION             |                           |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| N (population size)                | 6776                      |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| B (acceptable error - in decimal)  | 0.05                      |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| S (estimated from this sample)     | 0.098                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Recommended minimum:               | 15                        |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Actual sample size:                | 322                       |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Conclusion:                        | OK                        |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| NORMALITY                          |                           |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Binomial Test                      |                           |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| # ratios below mean:               | 169                       |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| # ratios above mean:               | 153                       |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| z:                                 | 0.892                     |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| Conclusion:                        | Normal*                   |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |
| *i.e. no evidence of non-normality |                           |  |                                  |       |           |           |    |           |    |           |     |           |    |           |    |

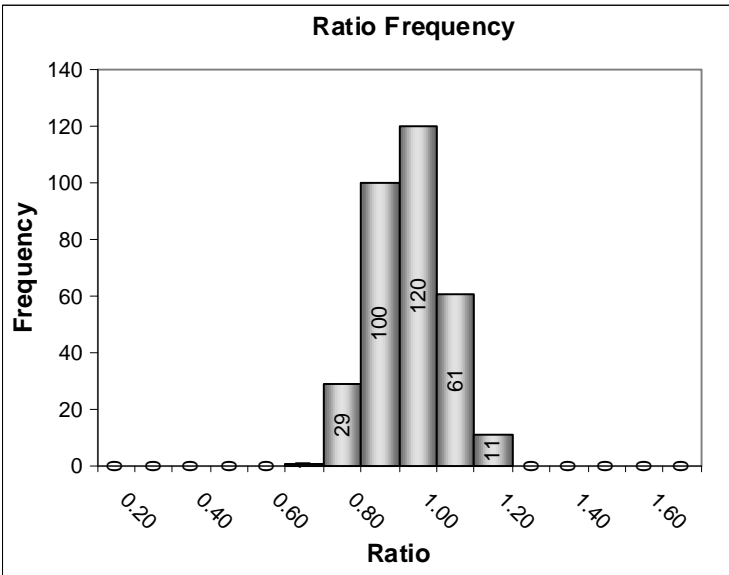
### COMMENTS:

1 to 3 Unit Residences throughout area 31

Sales Prices are adjusted for time to the Assessment Date of 1/1/2010

# Annual Update Ratio Study Report (After)

## 2010 Assessments

|                                    |                           |   |                                  |
|------------------------------------|---------------------------|---|----------------------------------|
| District/Team:<br>S.E. / TEAM 1    | Appr. Date:<br>01/01/2010 | Date of Report:<br>07/07/2010   | Sales Dates:<br>1/2008 - 12/2009 |
| Area<br>31 - EASTGATE/FACTORIA     | Appr ID:<br>JMET          | Property Type:<br>1 to 3 Unit Residences  | Adjusted for time?:<br>YES       |
| SAMPLE STATISTICS                  |                           |  <p>The histogram displays the frequency distribution of ratios for 1 to 3 unit residences in area 31. The x-axis represents the Ratio, ranging from 0.20 to 1.60. The y-axis represents the Frequency, ranging from 0 to 140. The distribution is centered around 1.00, with most ratios falling between 0.80 and 1.20. The frequencies for the bars are: 29 for the 0.70-0.80 bin, 100 for the 0.80-0.90 bin, 120 for the 0.90-1.00 bin, 61 for the 1.00-1.10 bin, and 11 for the 1.10-1.20 bin.</p> |                                  |
| Sample size (n)                    | 322                       |   |                                  |
| Mean Assessed Value                | 531,300                   |   |                                  |
| Mean Sales Price                   | 579,600                   |   |                                  |
| Standard Deviation AV              | 178,796                   |   |                                  |
| Standard Deviation SP              | 201,465                   |   |                                  |
| ASSESSMENT LEVEL                   |                           |   |                                  |
| Arithmetic Mean Ratio              | 0.924                     |   |                                  |
| Median Ratio                       | 0.919                     |   |                                  |
| Weighted Mean Ratio                | 0.917                     |   |                                  |
| UNIFORMITY                         |                           |   |                                  |
| Lowest ratio                       | 0.652                     |   |                                  |
| Highest ratio:                     | 1.167                     |   |                                  |
| Coefficient of Dispersion          | 8.26%                     |   |                                  |
| Standard Deviation                 | 0.095                     |   |                                  |
| Coefficient of Variation           | 10.25%                    |   |                                  |
| Price Related Differential (PRD)   | 1.008                     |   |                                  |
| RELIABILITY                        |                           | <b>COMMENTS:</b><br><br>1 to 3 Unit Residences throughout area 31<br><br>Uniformity has improved by application of the recommended values.<br><br>Sales Prices are adjusted for time to the Assesment Date of 1/1/2010  |                                  |
| 95% Confidence: Median             |                           |   |                                  |
| Lower limit                        | 0.907                     |   |                                  |
| Upper limit                        | 0.935                     |   |                                  |
| 95% Confidence: Mean               |                           |   |                                  |
| Lower limit                        | 0.914                     |   |                                  |
| Upper limit                        | 0.934                     |   |                                  |
| SAMPLE SIZE EVALUATION             |                           |   |                                  |
| N (population size)                | 6776                      |   |                                  |
| B (acceptable error - in decimal)  | 0.05                      |   |                                  |
| S (estimated from this sample)     | 0.095                     |   |                                  |
| Recommended minimum:               | 14                        |   |                                  |
| Actual sample size:                | 322                       |   |                                  |
| Conclusion:                        | OK                        |   |                                  |
| NORMALITY                          |                           |   |                                  |
| Binomial Test                      |                           |   |                                  |
| # ratios below mean:               | 169                       |   |                                  |
| # ratios above mean:               | 153                       |   |                                  |
| z:                                 | 0.892                     |   |                                  |
| Conclusion:                        | Normal*                   |   |                                  |
| *i.e. no evidence of non-normality |                           |   |                                  |

## ***Glossary for Improved Sales***

### **Condition: Relative to Age and Grade**

|              |   |
|--------------|---|
| 1= Poor      | Many repairs needed. Showing serious deterioration  |
| 2= Fair      | Some repairs needed immediately. Much deferred maintenance.   |
| 3= Average   | Depending upon age of improvement; normal amount of upkeep for the age of the home.                             |
| 4= Good      | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation.   |

### ***Residential Building Grades***

|              |  |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure.   |
| Grade 4      | Generally older low quality construction. Does not meet code.  |
| Grade 5      | Lower construction costs and workmanship. Small, simple design.  |
| Grade 6      | Lowest grade currently meeting building codes. Low quality materials, simple designs.  |
| Grade 7      | Average grade of construction and design. Commonly seen in plats and older subdivisions.   |
| Grade 8      | Just above average in construction and design. Usually better materials in both the exterior and interior finishes.  |
| Grade 9      | Better architectural design, with extra exterior and interior design and quality.  |
| Grade 10     | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11     | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.                                 |
| Grade 12     | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.   |
| Grade 13     | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.           |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b>         |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|------------------------------|
| 007             | 162405       | 9127         | 8/9/08           | \$449,000         | \$374,000             | 920                       | 5                | 1953                   | 4           | 13068           | N           | N                  | 4240 LAKE WASHINGTON BLVD SE |
| 007             | 942950       | 0015         | 4/13/09          | \$375,000         | \$343,000             | 1640                      | 6                | 1949                   | 4           | 23400           | N           | N                  | 16418 SE NEWPORT WAY         |
| 007             | 220550       | 0660         | 4/2/08           | \$462,900         | \$366,000             | 800                       | 7                | 1955                   | 4           | 7614            | N           | N                  | 14440 SE 37TH ST             |
| 007             | 220250       | 0305         | 12/23/08         | \$310,000         | \$272,000             | 850                       | 7                | 1954                   | 4           | 14291           | N           | N                  | 3902 154TH AVE SE            |
| 007             | 220050       | 0360         | 10/14/09         | \$360,000         | \$351,000             | 850                       | 7                | 1954                   | 4           | 12720           | N           | N                  | 4145 149TH PL SE             |
| 007             | 220550       | 0465         | 4/17/08          | \$410,000         | \$327,000             | 950                       | 7                | 1955                   | 3           | 8640            | N           | N                  | 3741 147TH AVE SE            |
| 007             | 220150       | 1165         | 1/12/09          | \$420,000         | \$372,000             | 950                       | 7                | 1954                   | 5           | 10347           | N           | N                  | 15412 SE 38TH ST             |
| 007             | 220150       | 1340         | 10/27/08         | \$443,500         | \$381,000             | 950                       | 7                | 1954                   | 4           | 13728           | N           | N                  | 15315 SE 42ND ST             |
| 007             | 220450       | 0310         | 10/16/08         | \$350,000         | \$300,000             | 960                       | 7                | 1992                   | 3           | 11266           | N           | N                  | 14527 SE 42ND PL             |
| 007             | 220150       | 1220         | 3/11/08          | \$375,000         | \$294,000             | 970                       | 7                | 1954                   | 4           | 11945           | N           | N                  | 4002 156TH AVE SE            |
| 007             | 607320       | 0070         | 9/24/08          | \$315,000         | \$267,000             | 990                       | 7                | 1955                   | 4           | 9800            | N           | N                  | 12015 SE 42ND ST             |
| 007             | 220250       | 0230         | 5/11/09          | \$318,000         | \$294,000             | 990                       | 7                | 1954                   | 4           | 8947            | N           | N                  | 4023 155TH AVE SE            |
| 007             | 220570       | 0100         | 8/28/09          | \$331,000         | \$317,000             | 1000                      | 7                | 1955                   | 4           | 8744            | N           | N                  | 3812 142ND PL SE             |
| 007             | 220570       | 0160         | 11/18/09         | \$400,000         | \$394,000             | 1000                      | 7                | 1955                   | 4           | 12350           | N           | N                  | 3880 142ND PL SE             |
| 007             | 038400       | 0020         | 8/5/08           | \$330,000         | \$275,000             | 1020                      | 7                | 1955                   | 4           | 10440           | N           | N                  | 14221 SE 40TH ST             |
| 007             | 607320       | 0030         | 7/8/08           | \$355,000         | \$292,000             | 1020                      | 7                | 1955                   | 4           | 8596            | N           | N                  | 12040 SE 42ND ST             |
| 007             | 220150       | 0560         | 12/7/09          | \$348,000         | \$345,000             | 1030                      | 7                | 1954                   | 4           | 10330           | N           | N                  | 3920 152ND AVE SE            |
| 007             | 220570       | 0030         | 8/26/08          | \$370,000         | \$311,000             | 1040                      | 7                | 1955                   | 4           | 8025            | N           | N                  | 14263 SE 38TH ST             |
| 007             | 220550       | 0590         | 10/27/09         | \$288,000         | \$282,000             | 1070                      | 7                | 1955                   | 4           | 13602           | N           | N                  | 14618 SE 37TH ST             |
| 007             | 220150       | 1350         | 3/17/08          | \$380,000         | \$299,000             | 1130                      | 7                | 1954                   | 4           | 9873            | N           | N                  | 4216 153RD AVE SE            |
| 007             | 220250       | 0215         | 1/8/08           | \$419,500         | \$320,000             | 1150                      | 7                | 1954                   | 4           | 8470            | N           | N                  | 3925 155TH AVE SE            |
| 007             | 424600       | 0220         | 7/25/08          | \$350,000         | \$290,000             | 1160                      | 7                | 1963                   | 4           | 9600            | N           | N                  | 16104 SE NEWPORT WAY         |
| 007             | 424600       | 0300         | 3/27/08          | \$430,000         | \$340,000             | 1160                      | 7                | 1962                   | 4           | 12838           | N           | N                  | 4011 162ND AVE SE            |
| 007             | 424600       | 0540         | 7/8/08           | \$430,000         | \$354,000             | 1170                      | 7                | 1960                   | 4           | 5850            | N           | N                  | 16344 SE 40TH ST             |
| 007             | 424600       | 0052         | 6/30/09          | \$390,000         | \$366,000             | 1200                      | 7                | 2003                   | 3           | 3393            | N           | N                  | 16345 SE 40TH ST             |
| 007             | 220550       | 0375         | 2/25/08          | \$405,000         | \$316,000             | 1210                      | 7                | 1955                   | 4           | 10850           | N           | N                  | 3769 146TH AVE SE            |
| 007             | 424600       | 0050         | 11/18/09         | \$309,000         | \$305,000             | 1230                      | 7                | 1959                   | 4           | 5374            | N           | N                  | 16343 SE 40TH ST             |
| 007             | 220150       | 1330         | 3/27/08          | \$362,600         | \$286,000             | 1250                      | 7                | 1954                   | 4           | 10063           | N           | N                  | 15333 SE 42ND ST             |
| 007             | 220570       | 0035         | 4/16/09          | \$364,000         | \$333,000             | 1280                      | 7                | 1955                   | 4           | 8025            | N           | N                  | 14301 SE 38TH ST             |
| 007             | 038400       | 0095         | 5/20/08          | \$450,000         | \$363,000             | 1290                      | 7                | 1955                   | 4           | 10440           | N           | N                  | 14222 SE 41ST ST             |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address                |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------------|
| 007      | 220150 | 1245  | 7/14/08   | \$406,000  | \$335,000      | 1300               | 7         | 1954            | 2    | 11329    | N    | N           | 4044 156TH AVE SE            |
| 007      | 152405 | 9003  | 2/13/09   | \$500,000  | \$448,000      | 1320               | 7         | 1946            | 5    | 27442    | N    | N           | 14239 SE ALLEN RD            |
| 007      | 220650 | 0150  | 3/7/08    | \$580,000  | \$454,000      | 1330               | 7         | 1955            | 4    | 11950    | N    | N           | 3737 138TH PL SE             |
| 007      | 220570 | 0405  | 1/13/09   | \$395,000  | \$350,000      | 1340               | 7         | 1955            | 3    | 13750    | N    | N           | 14203 SE 37TH ST             |
| 007      | 038400 | 0105  | 4/20/09   | \$339,950  | \$312,000      | 1360               | 7         | 1954            | 4    | 8674     | N    | N           | 4024 142ND AVE SE            |
| 007      | 220570 | 0285  | 7/16/09   | \$350,000  | \$331,000      | 1380               | 7         | 1955            | 4    | 9896     | N    | N           | 14204 SE 40TH ST             |
| 007      | 424600 | 0490  | 1/12/09   | \$415,000  | \$367,000      | 1400               | 7         | 1964            | 4    | 19605    | N    | N           | 16130 SE 40TH ST             |
| 007      | 220250 | 0315  | 2/2/09    | \$325,000  | \$290,000      | 1410               | 7         | 1954            | 4    | 12305    | N    | N           | 3824 154TH AVE SE            |
| 007      | 220150 | 0665  | 6/16/09   | \$375,000  | \$351,000      | 1430               | 7         | 1954            | 4    | 8824     | N    | N           | 4153 154TH AVE SE            |
| 007      | 220150 | 1060  | 3/12/09   | \$399,000  | \$361,000      | 1480               | 7         | 1954            | 5    | 10834    | N    | N           | 4158 154TH AVE SE            |
| 007      | 424600 | 0150  | 4/24/08   | \$425,000  | \$340,000      | 1590               | 7         | 1961            | 4    | 10269    | N    | N           | 16216 SE NEWPORT WAY         |
| 007      | 220250 | 0185  | 7/14/08   | \$427,000  | \$352,000      | 1690               | 7         | 1954            | 4    | 11086    | N    | N           | 3803 155TH AVE SE            |
| 007      | 544830 | 0271  | 4/8/09    | \$550,000  | \$502,000      | 1780               | 7         | 1952            | 3    | 26200    | Y    | N           | 3551 122ND AVE SE            |
| 007      | 244210 | 0600  | 8/17/09   | \$310,000  | \$296,000      | 1800               | 7         | 1966            | 4    | 11280    | N    | N           | 12203 SE 35TH ST             |
| 007      | 221410 | 0055  | 10/5/09   | \$420,000  | \$408,000      | 1920               | 7         | 1956            | 4    | 11529    | N    | N           | 4003 139TH AVE SE            |
| 007      | 220150 | 1000  | 6/24/08   | \$500,000  | \$409,000      | 2140               | 7         | 1998            | 3    | 10000    | N    | N           | 4047 156TH AVE SE            |
| 007      | 162405 | 9302  | 10/28/09  | \$437,000  | \$428,000      | 1620               | 8         | 1983            | 3    | 8712     | N    | N           | 4248 LAKE WASHINGTON BLVD SE |
| 007      | 517630 | 0006  | 7/3/08    | \$626,500  | \$515,000      | 1710               | 8         | 1990            | 3    | 12000    | N    | N           | 15930 SE NEWPORT WAY         |
| 007      | 220650 | 0055  | 12/6/09   | \$449,000  | \$445,000      | 1860               | 8         | 2004            | 3    | 9574     | N    | N           | 13664 SE 37TH ST             |
| 007      | 560350 | 0095  | 1/26/09   | \$480,000  | \$427,000      | 1880               | 8         | 1959            | 5    | 12320    | N    | N           | 4148 133RD AVE SE            |
| 007      | 424600 | 0542  | 8/6/09    | \$439,000  | \$418,000      | 2060               | 8         | 2009            | 3    | 7150     | N    | N           | 16348 SE SE 40TH ST          |
| 007      | 056500 | 0050  | 7/10/09   | \$435,000  | \$410,000      | 2220               | 8         | 1991            | 3    | 14050    | N    | N           | 12042 SE 42ND CT             |
| 007      | 269411 | 0070  | 10/20/08  | \$541,000  | \$464,000      | 2410               | 8         | 1969            | 4    | 15870    | N    | N           | 14000 SE NEWPORT WAY         |
| 007      | 162405 | 9102  | 8/25/08   | \$849,900  | \$713,000      | 2670               | 9         | 2003            | 3    | 9102     | Y    | N           | 4300 120TH AVE SE            |
| 007      | 544830 | 0280  | 11/19/09  | \$700,000  | \$690,000      | 2710               | 9         | 2003            | 3    | 7244     | N    | N           | 3554 120TH AVE SE            |
| 007      | 066295 | 0040  | 9/18/08   | \$749,500  | \$635,000      | 3070               | 9         | 2001            | 3    | 7211     | N    | N           | 12068 SE 41ST ST             |
| 007      | 813400 | 0020  | 8/19/09   | \$775,000  | \$741,000      | 3660               | 10        | 2000            | 3    | 18585    | N    | N           | 3703 134TH AVE SE            |
| 008      | 220670 | 0345  | 10/21/09  | \$315,000  | \$308,000      | 1000               | 7         | 1955            | 4    | 9900     | N    | N           | 4525 151ST AVE SE            |
| 008      | 220670 | 0390  | 5/4/09    | \$415,000  | \$382,000      | 1150               | 7         | 1955            | 4    | 13500    | N    | N           | 15053 SE 45TH PL             |
| 008      | 220500 | 0040  | 9/12/08   | \$507,500  | \$429,000      | 1150               | 7         | 1957            | 4    | 9600     | N    | N           | 14627 SE NEWPORT WAY         |
| 008      | 750270 | 0060  | 6/6/08    | \$348,000  | \$283,000      | 1260               | 7         | 1999            | 3    | 5758     | N    | N           | 15061 SE 54TH PL             |



**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 008      | 220670 | 0020  | 10/22/09  | \$360,000   | \$352,000      | 1260               | 7         | 1955            | 4    | 12600    | N    | N           | 4417 149TH AVE SE    |
| 008      | 345990 | 0270  | 5/28/08   | \$825,000   | \$668,000      | 1260               | 7         | 1955            | 4    | 19838    | Y    | N           | 14810 SE 50TH ST     |
| 008      | 220350 | 0545  | 9/23/09   | \$415,000   | \$401,000      | 1410               | 7         | 1954            | 5    | 10627    | N    | N           | 15041 SE 44TH ST     |
| 008      | 220670 | 0300  | 2/13/08   | \$460,000   | \$357,000      | 1480               | 7         | 1955            | 5    | 8640     | N    | N           | 15035 SE 46TH ST     |
| 008      | 220350 | 0180  | 10/8/08   | \$430,000   | \$367,000      | 1570               | 7         | 1954            | 4    | 11926    | N    | N           | 15104 SE 42ND PL     |
| 008      | 602800 | 0175  | 12/1/09   | \$360,000   | \$356,000      | 1250               | 8         | 1961            | 4    | 17348    | N    | N           | 4157 161ST AVE SE    |
| 008      | 934698 | 0140  | 7/30/08   | \$545,000   | \$453,000      | 1260               | 8         | 1977            | 4    | 7400     | N    | N           | 15704 SE 45TH CT     |
| 008      | 214133 | 0590  | 2/12/09   | \$510,000   | \$456,000      | 1270               | 8         | 1977            | 4    | 9089     | N    | N           | 15820 SE 49TH ST     |
| 008      | 856280 | 0360  | 4/7/09    | \$485,000   | \$442,000      | 1300               | 8         | 1976            | 4    | 8850     | N    | N           | 14913 SE 47TH CT     |
| 008      | 214132 | 0420  | 6/24/09   | \$454,999   | \$427,000      | 1320               | 8         | 1976            | 4    | 7210     | N    | N           | 15114 SE 48TH DR     |
| 008      | 934695 | 0010  | 9/20/08   | \$546,000   | \$463,000      | 1320               | 8         | 1977            | 5    | 9310     | N    | N           | 4629 153RD AVE SE    |
| 008      | 934691 | 0440  | 4/13/09   | \$525,000   | \$480,000      | 1330               | 8         | 1975            | 4    | 7800     | N    | N           | 15028 SE 47TH PL     |
| 008      | 322450 | 0040  | 7/17/08   | \$555,000   | \$459,000      | 1340               | 8         | 1978            | 4    | 16261    | N    | N           | 4707 153RD AVE SE    |
| 008      | 168791 | 0360  | 12/30/09  | \$485,000   | \$485,000      | 1340               | 8         | 1985            | 3    | 8841     | N    | N           | 16327 SE 48TH ST     |
| 008      | 856280 | 0110  | 3/25/08   | \$563,000   | \$444,000      | 1360               | 8         | 1975            | 4    | 10750    | N    | N           | 4682 148TH PL SE     |
| 008      | 785657 | 0110  | 5/27/09   | \$550,000   | \$511,000      | 1370               | 8         | 1980            | 4    | 14300    | N    | N           | 5210 HIGHLAND DR SE  |
| 008      | 785661 | 0060  | 3/10/08   | \$699,000   | \$548,000      | 1370               | 8         | 1977            | 3    | 9200     | N    | N           | 4609 140TH PL SE     |
| 008      | 785530 | 0060  | 5/14/08   | \$1,025,000 | \$826,000      | 1380               | 8         | 2006            | 3    | 8386     | Y    | N           | 4553 137TH AVE SE    |
| 008      | 517580 | 0072  | 6/18/08   | \$424,000   | \$346,000      | 1390               | 8         | 1983            | 4    | 7326     | N    | N           | 15813 SE NEWPORT WAY |
| 008      | 785580 | 1710  | 3/21/08   | \$740,000   | \$583,000      | 1390               | 8         | 1968            | 4    | 10400    | Y    | N           | 4725 SOMERSET DR SE  |
| 008      | 785661 | 0090  | 2/22/08   | \$765,000   | \$596,000      | 1390               | 8         | 1976            | 3    | 8332     | N    | N           | 4620 140TH PL SE     |
| 008      | 785560 | 0520  | 11/4/09   | \$685,000   | \$672,000      | 1390               | 8         | 1961            | 5    | 8990     | Y    | N           | 4241 135TH AVE SE    |
| 008      | 345940 | 0300  | 10/10/08  | \$543,000   | \$464,000      | 1400               | 8         | 1973            | 4    | 10587    | N    | N           | 4405 154TH PL SE     |
| 008      | 934698 | 0160  | 12/14/09  | \$597,500   | \$594,000      | 1400               | 8         | 1977            | 4    | 9500     | N    | N           | 4561 157TH AVE SE    |
| 008      | 785670 | 0060  | 8/15/08   | \$555,000   | \$464,000      | 1430               | 8         | 1967            | 5    | 8600     | N    | N           | 14712 SE 45TH PL     |
| 008      | 226840 | 0490  | 4/20/09   | \$548,000   | \$502,000      | 1430               | 8         | 1975            | 4    | 7204     | N    | N           | 4820 130TH AVE SE    |
| 008      | 214133 | 0320  | 10/20/09  | \$425,000   | \$415,000      | 1440               | 8         | 1978            | 4    | 10500    | N    | N           | 15908 SE 48TH ST     |
| 008      | 856280 | 0180  | 11/18/09  | \$438,000   | \$432,000      | 1440               | 8         | 1972            | 4    | 12600    | N    | N           | 4739 149TH AVE SE    |
| 008      | 785657 | 0040  | 5/13/09   | \$530,000   | \$490,000      | 1440               | 8         | 1979            | 4    | 9477     | N    | N           | 5235 HIGHLAND DR     |
| 008      | 934690 | 0170  | 2/28/08   | \$500,000   | \$390,000      | 1450               | 8         | 1973            | 4    | 7020     | N    | N           | 15015 SE 46TH PL     |
| 008      | 934691 | 0010  | 11/3/08   | \$485,000   | \$418,000      | 1450               | 8         | 1973            | 4    | 11305    | N    | N           | 4703 150TH PL SE     |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 008      | 177760 | 0140  | 9/5/08    | \$550,000  | \$463,000      | 1450               | 8         | 1967            | 4    | 10005    | N    | N           | 15617 SE 42ND PL  |
| 008      | 785530 | 0020  | 4/15/08   | \$970,000  | \$772,000      | 1450               | 8         | 1962            | 4    | 8605     | Y    | N           | 4581 137TH AVE SE |
| 008      | 226840 | 0440  | 1/20/09   | \$430,000  | \$381,000      | 1460               | 8         | 1976            | 3    | 12727    | N    | N           | 4807 131ST AVE SE |
| 008      | 785580 | 0280  | 2/27/08   | \$730,000  | \$570,000      | 1460               | 8         | 1969            | 4    | 8607     | Y    | N           | 4430 134TH PL SE  |
| 008      | 856280 | 0280  | 9/22/09   | \$490,000  | \$474,000      | 1470               | 8         | 1972            | 4    | 11050    | N    | N           | 14931 SE 47TH PL  |
| 008      | 785560 | 0650  | 6/15/09   | \$515,000  | \$481,000      | 1470               | 8         | 1966            | 4    | 8800     | Y    | N           | 13405 SE 43RD ST  |
| 008      | 549520 | 0150  | 3/12/08   | \$488,000  | \$383,000      | 1480               | 8         | 1964            | 4    | 11719    | N    | N           | 4243 164TH AVE SE |
| 008      | 934692 | 0070  | 10/22/08  | \$550,000  | \$472,000      | 1480               | 8         | 1975            | 4    | 10183    | N    | N           | 15413 SE 46TH PL  |
| 008      | 259220 | 0370  | 3/6/08    | \$625,000  | \$489,000      | 1480               | 8         | 1981            | 3    | 11068    | N    | N           | 6017 147TH AVE SE |
| 008      | 856280 | 0630  | 7/31/08   | \$470,000  | \$390,000      | 1490               | 8         | 1973            | 5    | 8800     | N    | N           | 14802 SE 46TH PL  |
| 008      | 177760 | 0920  | 4/28/08   | \$567,000  | \$454,000      | 1490               | 8         | 1968            | 4    | 11100    | N    | N           | 4322 158TH PL SE  |
| 008      | 785580 | 0200  | 4/22/08   | \$840,000  | \$670,000      | 1490               | 8         | 1966            | 5    | 8800     | Y    | N           | 13314 SE 44TH PL  |
| 008      | 177760 | 0100  | 3/23/09   | \$453,000  | \$411,000      | 1510               | 8         | 1972            | 4    | 9775     | N    | N           | 15601 SE 42ND PL  |
| 008      | 111550 | 0090  | 10/13/08  | \$530,000  | \$453,000      | 1510               | 8         | 1974            | 4    | 11750    | N    | N           | 13114 SE 47TH ST  |
| 008      | 214130 | 0360  | 12/21/09  | \$457,000  | \$455,000      | 1510               | 8         | 1976            | 5    | 16100    | N    | N           | 4961 145TH AVE SE |
| 008      | 955270 | 0330  | 5/27/09   | \$565,000  | \$525,000      | 1510               | 8         | 1985            | 4    | 11778    | N    | N           | 14210 SE 63RD ST  |
| 008      | 785661 | 0100  | 8/6/09    | \$587,000  | \$559,000      | 1530               | 8         | 1976            | 4    | 8500     | N    | N           | 4610 140TH PL SE  |
| 008      | 177760 | 0250  | 6/16/09   | \$435,000  | \$407,000      | 1540               | 8         | 1966            | 4    | 9779     | N    | N           | 15627 SE 42ND CT  |
| 008      | 785660 | 0860  | 6/13/08   | \$700,000  | \$571,000      | 1540               | 8         | 1969            | 3    | 8400     | N    | N           | 4439 144TH AVE SE |
| 008      | 259220 | 0180  | 11/19/09  | \$484,000  | \$477,000      | 1550               | 8         | 1981            | 3    | 10655    | N    | N           | 6121 145TH PL SE  |
| 008      | 934690 | 0440  | 10/20/08  | \$585,000  | \$501,000      | 1550               | 8         | 1972            | 4    | 12800    | N    | N           | 15116 SE 46TH WAY |
| 008      | 856280 | 0480  | 4/6/09    | \$430,000  | \$392,000      | 1560               | 8         | 1969            | 4    | 9050     | N    | N           | 14917 SE 46TH CT  |
| 008      | 602800 | 0120  | 6/24/08   | \$585,000  | \$479,000      | 1560               | 8         | 1971            | 4    | 9600     | N    | N           | 16183 SE 42ND ST  |
| 008      | 259220 | 0600  | 3/2/09    | \$425,000  | \$383,000      | 1580               | 8         | 1981            | 3    | 10391    | N    | N           | 6245 146TH PL SE  |
| 008      | 111570 | 0010  | 6/16/09   | \$487,060  | \$455,000      | 1590               | 8         | 1976            | 3    | 8495     | N    | N           | 12910 SE 44TH CT  |
| 008      | 346160 | 0120  | 10/14/08  | \$500,000  | \$428,000      | 1600               | 8         | 1975            | 4    | 7861     | Y    | N           | 15614 SE 43RD PL  |
| 008      | 260011 | 0100  | 10/2/09   | \$595,000  | \$577,000      | 1610               | 8         | 1979            | 3    | 8688     | N    | N           | 13933 SE 60TH ST  |
| 008      | 785560 | 0100  | 5/12/09   | \$510,000  | \$471,000      | 1620               | 8         | 1978            | 4    | 12719    | N    | N           | 13500 SE 42ND PL  |
| 008      | 856280 | 0410  | 7/15/09   | \$499,000  | \$471,000      | 1620               | 8         | 1970            | 4    | 9550     | N    | N           | 4712 149TH AVE SE |
| 008      | 272350 | 0120  | 9/29/09   | \$520,000  | \$504,000      | 1620               | 8         | 1959            | 4    | 12527    | N    | N           | 4541 130TH AVE SE |
| 008      | 162405 | 9278  | 4/9/08    | \$735,000  | \$584,000      | 1630               | 8         | 1977            | 4    | 14560    | Y    | N           | 4316 130TH PL SE  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 008      | 344700 | 0010  | 9/8/08    | \$430,000  | \$363,000      | 1640               | 8         | 1963            | 4    | 11063    | N    | N           | 4145 161ST AVE SE   |
| 008      | 785660 | 0440  | 12/4/09   | \$660,000  | \$654,000      | 1640               | 8         | 1968            | 4    | 12000    | Y    | N           | 4462 141ST PL SE    |
| 008      | 214133 | 0450  | 5/21/08   | \$650,000  | \$525,000      | 1650               | 8         | 1978            | 5    | 7500     | N    | N           | 4843 158TH PL SE    |
| 008      | 785500 | 0470  | 10/27/09  | \$725,000  | \$709,000      | 1650               | 8         | 1961            | 4    | 9640     | Y    | N           | 4455 137TH AVE SE   |
| 008      | 856280 | 0130  | 2/20/09   | \$445,000  | \$399,000      | 1660               | 8         | 1971            | 4    | 7650     | N    | N           | 4693 149TH AVE SE   |
| 008      | 785670 | 0500  | 11/16/09  | \$495,000  | \$488,000      | 1660               | 8         | 1967            | 4    | 9000     | N    | N           | 14703 SE 45TH PL    |
| 008      | 168791 | 0080  | 7/22/09   | \$578,000  | \$547,000      | 1660               | 8         | 1987            | 4    | 8605     | N    | N           | 4725 163RD CT SE    |
| 008      | 259220 | 1200  | 11/3/08   | \$525,000  | \$452,000      | 1670               | 8         | 1982            | 3    | 8400     | N    | N           | 6022 147TH AVE SE   |
| 008      | 607050 | 0095  | 8/26/08   | \$628,000  | \$527,000      | 1670               | 8         | 1966            | 4    | 28328    | N    | N           | 16020 SE 42ND PL    |
| 008      | 785580 | 0320  | 10/12/09  | \$655,000  | \$638,000      | 1670               | 8         | 1964            | 4    | 9529     | Y    | N           | 4511 SOMERSET DR SE |
| 008      | 168790 | 0600  | 6/20/08   | \$595,000  | \$486,000      | 1680               | 8         | 1985            | 3    | 11929    | N    | N           | 4644 163RD PL SE    |
| 008      | 214130 | 0190  | 11/21/09  | \$649,000  | \$640,000      | 1680               | 8         | 1976            | 4    | 10809    | Y    | N           | 14512 SE 49TH ST    |
| 008      | 785580 | 1360  | 9/30/08   | \$950,000  | \$808,000      | 1680               | 8         | 1968            | 5    | 8400     | Y    | N           | 4623 133RD AVE SE   |
| 008      | 785661 | 0480  | 7/6/09    | \$633,000  | \$596,000      | 1690               | 8         | 1976            | 4    | 8800     | N    | N           | 14104 SE 46TH ST    |
| 008      | 260012 | 0020  | 3/25/08   | \$520,501  | \$411,000      | 1700               | 8         | 1980            | 3    | 11078    | N    | N           | 13640 SE 59TH ST    |
| 008      | 785656 | 0420  | 2/19/08   | \$626,000  | \$487,000      | 1700               | 8         | 1980            | 3    | 8300     | N    | N           | 5114 HIGHLAND DR SE |
| 008      | 934690 | 0300  | 2/11/09   | \$505,000  | \$452,000      | 1710               | 8         | 1972            | 4    | 9050     | N    | N           | 15006 SE 46TH PL    |
| 008      | 260010 | 0130  | 11/18/09  | \$505,794  | \$499,000      | 1710               | 8         | 1977            | 3    | 9830     | N    | N           | 13316 SE 57TH ST    |
| 008      | 162405 | 9238  | 1/7/09    | \$536,000  | \$473,000      | 1720               | 8         | 1965            | 4    | 13650    | N    | N           | 4312 129TH PL SE    |
| 008      | 260011 | 0360  | 1/14/08   | \$630,000  | \$483,000      | 1750               | 8         | 1980            | 3    | 9948     | N    | N           | 5802 141ST PL SE    |
| 008      | 785660 | 1070  | 12/17/09  | \$689,800  | \$686,000      | 1750               | 8         | 1973            | 5    | 8700     | N    | N           | 4583 144TH AVE SE   |
| 008      | 162405 | 9200  | 8/31/09   | \$480,000  | \$461,000      | 1760               | 8         | 1973            | 3    | 22310    | N    | N           | 4758 130TH AVE SE   |
| 008      | 259220 | 0430  | 2/21/08   | \$600,000  | \$467,000      | 1760               | 8         | 1982            | 3    | 9727     | N    | N           | 6127 147TH AVE SE   |
| 008      | 214130 | 0630  | 7/7/09    | \$447,500  | \$422,000      | 1770               | 8         | 1975            | 4    | 9200     | N    | N           | 15033 SE 49TH ST    |
| 008      | 785670 | 0700  | 9/24/08   | \$478,700  | \$406,000      | 1790               | 8         | 1967            | 4    | 8500     | N    | N           | 14524 SE 46TH ST    |
| 008      | 260004 | 0130  | 7/22/09   | \$435,000  | \$412,000      | 1790               | 8         | 1984            | 3    | 9580     | N    | N           | 13288 SE 54TH PL    |
| 008      | 785664 | 0280  | 1/26/09   | \$577,000  | \$513,000      | 1820               | 8         | 1985            | 3    | 9088     | N    | N           | 13804 SE 42ND ST    |
| 008      | 785540 | 0560  | 11/17/09  | \$725,000  | \$714,000      | 1820               | 8         | 1962            | 4    | 11200    | Y    | N           | 4565 140TH AVE SE   |
| 008      | 168790 | 0220  | 12/23/08  | \$550,000  | \$483,000      | 1860               | 8         | 1983            | 3    | 9107     | N    | N           | 16037 SE 46TH WAY   |
| 008      | 142405 | 9048  | 10/13/09  | \$400,000  | \$390,000      | 1870               | 8         | 1968            | 4    | 16988    | N    | N           | 4530 160TH PL SE    |
| 008      | 607050 | 0080  | 11/23/09  | \$589,950  | \$582,000      | 1870               | 8         | 1963            | 4    | 18521    | N    | N           | 16112 SE 42ND PL    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address     |
|----------|--------|-------|-----------|------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-------------------|
| 008      | 785660 | 1080  | 7/31/08   | \$685,000  | \$569,000      | 1880               | 8         | 1970            | 4    | 8700     | N    | N           | 4585 144TH AVE SE |
| 008      | 260010 | 0320  | 6/26/08   | \$590,000  | \$483,000      | 1900               | 8         | 1977            | 4    | 10454    | N    | N           | 13315 SE 57TH ST  |
| 008      | 785660 | 0450  | 2/7/08    | \$685,000  | \$530,000      | 1910               | 8         | 1968            | 4    | 11800    | N    | N           | 4456 141ST PL SE  |
| 008      | 214132 | 0290  | 8/1/08    | \$597,500  | \$497,000      | 1920               | 8         | 1976            | 4    | 7909     | N    | N           | 4810 152ND PL SE  |
| 008      | 785530 | 0340  | 8/18/08   | \$780,000  | \$653,000      | 1940               | 8         | 1961            | 4    | 8390     | Y    | N           | 4435 138TH AVE SE |
| 008      | 955270 | 0880  | 8/25/08   | \$570,000  | \$478,000      | 1950               | 8         | 1981            | 3    | 8001     | N    | N           | 14010 SE 61ST PL  |
| 008      | 214133 | 0430  | 5/18/09   | \$517,500  | \$479,000      | 2020               | 8         | 1977            | 4    | 8800     | N    | N           | 4831 158TH PL SE  |
| 008      | 260004 | 0010  | 12/23/08  | \$580,000  | \$509,000      | 2030               | 8         | 1987            | 3    | 11770    | N    | N           | 13207 SE 54TH PL  |
| 008      | 214133 | 0260  | 9/10/09   | \$530,000  | \$510,000      | 2040               | 8         | 1978            | 5    | 7352     | N    | N           | 15925 SE 48TH DR  |
| 008      | 602800 | 0160  | 5/23/08   | \$560,000  | \$453,000      | 2090               | 8         | 1967            | 4    | 9480     | N    | N           | 16119 SE 42ND ST  |
| 008      | 955270 | 0510  | 6/24/08   | \$661,000  | \$541,000      | 2110               | 8         | 1984            | 3    | 9330     | N    | N           | 6123 144TH PL SE  |
| 008      | 934694 | 0220  | 12/9/08   | \$545,000  | \$476,000      | 2130               | 8         | 1977            | 4    | 7875     | N    | N           | 15816 SE 47TH PL  |
| 008      | 934694 | 0210  | 3/18/08   | \$615,000  | \$484,000      | 2130               | 8         | 1976            | 4    | 7132     | N    | N           | 15822 SE 47TH PL  |
| 008      | 214133 | 0560  | 6/19/08   | \$628,500  | \$514,000      | 2130               | 8         | 1977            | 4    | 8410     | N    | N           | 15834 SE 49TH ST  |
| 008      | 345960 | 0110  | 9/26/08   | \$650,000  | \$552,000      | 2140               | 8         | 1978            | 3    | 11800    | N    | N           | 4624 146TH PL SE  |
| 008      | 932361 | 0370  | 2/29/08   | \$710,000  | \$554,000      | 2150               | 8         | 1979            | 4    | 9182     | N    | N           | 5210 137TH PL SE  |
| 008      | 856280 | 0310  | 8/19/08   | \$567,500  | \$475,000      | 2170               | 8         | 1970            | 4    | 8400     | N    | N           | 14916 SE 47TH PL  |
| 008      | 259221 | 0030  | 11/11/09  | \$505,000  | \$497,000      | 2180               | 8         | 1984            | 3    | 7136     | N    | N           | 15028 SE 63RD ST  |
| 008      | 168791 | 0120  | 3/26/08   | \$625,000  | \$493,000      | 2210               | 8         | 1983            | 3    | 7748     | N    | N           | 4724 162ND CT SE  |
| 008      | 955270 | 0260  | 9/10/08   | \$619,000  | \$523,000      | 2220               | 8         | 1986            | 5    | 11155    | N    | N           | 14326 SE 63RD ST  |
| 008      | 934700 | 0070  | 3/4/08    | \$640,200  | \$501,000      | 2230               | 8         | 1993            | 3    | 7372     | N    | N           | 15715 SE 44TH PL  |
| 008      | 785560 | 0410  | 8/21/09   | \$530,000  | \$507,000      | 2250               | 8         | 1968            | 4    | 8200     | Y    | N           | 4244 134TH AVE SE |
| 008      | 214133 | 0550  | 9/16/08   | \$615,000  | \$520,000      | 2250               | 8         | 1978            | 4    | 8010     | N    | N           | 15823 SE 48TH DR  |
| 008      | 259222 | 0090  | 4/1/08    | \$700,000  | \$554,000      | 2250               | 8         | 1986            | 3    | 7822     | N    | N           | 14907 SE 64TH ST  |
| 008      | 260004 | 0140  | 4/28/08   | \$579,000  | \$463,000      | 2260               | 8         | 1984            | 4    | 8985     | N    | N           | 13278 SE 54TH PL  |
| 008      | 168790 | 0160  | 8/26/08   | \$625,000  | \$525,000      | 2290               | 8         | 1983            | 4    | 8830     | Y    | N           | 16008 SE 46TH WAY |
| 008      | 259221 | 0150  | 4/16/08   | \$675,188  | \$538,000      | 2290               | 8         | 1984            | 3    | 9158     | N    | N           | 14918 SE 61ST CT  |
| 008      | 785656 | 0100  | 12/1/09   | \$569,000  | \$563,000      | 2290               | 8         | 1979            | 4    | 8900     | N    | N           | 4933 141ST AVE SE |
| 008      | 934692 | 0130  | 3/21/08   | \$565,000  | \$445,000      | 2350               | 8         | 1975            | 5    | 8081     | N    | N           | 4620 154TH PL SE  |
| 008      | 259220 | 0970  | 2/20/08   | \$689,000  | \$536,000      | 2370               | 8         | 1982            | 3    | 10072    | N    | N           | 6134 147TH PL SE  |
| 008      | 785655 | 0390  | 9/3/08    | \$630,000  | \$530,000      | 2390               | 8         | 1978            | 4    | 8800     | N    | N           | 14114 SE 50TH ST  |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address         |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|-----------------------|
| 008      | 934700 | 0040  | 8/20/09   | \$575,000   | \$550,000      | 2400               | 8         | 1993            | 3    | 7267     | N    | N           | 15734 SE 44TH PL      |
| 008      | 345943 | 0060  | 5/20/08   | \$580,000   | \$468,000      | 2440               | 8         | 1979            | 4    | 11144    | N    | N           | 15337 SE 43RD PL      |
| 008      | 177760 | 0990  | 7/1/09    | \$600,000   | \$564,000      | 2440               | 8         | 1977            | 4    | 10254    | N    | N           | 15833 SE 43RD PL      |
| 008      | 934700 | 0010  | 5/13/08   | \$619,000   | \$498,000      | 2470               | 8         | 1992            | 3    | 7410     | N    | N           | 15772 SE 44TH PL      |
| 008      | 260012 | 0390  | 2/13/08   | \$655,000   | \$508,000      | 2550               | 8         | 1984            | 3    | 7509     | N    | N           | 13507 SE 59TH ST      |
| 008      | 111540 | 0160  | 8/21/08   | \$715,000   | \$599,000      | 2750               | 8         | 1986            | 3    | 9962     | N    | N           | 13039 SE 47TH PL      |
| 008      | 260011 | 0800  | 8/25/08   | \$700,000   | \$587,000      | 2770               | 8         | 1979            | 5    | 19454    | N    | N           | 5905 138TH PL SE      |
| 008      | 337790 | 0020  | 11/20/09  | \$830,000   | \$819,000      | 1140               | 9         | 1953            | 4    | 43200    | N    | N           | 14615 SE 55TH ST      |
| 008      | 785641 | 0020  | 9/4/08    | \$850,000   | \$716,000      | 1260               | 9         | 1976            | 4    | 16050    | Y    | N           | 4517 SOMERSET PL SE   |
| 008      | 785655 | 0620  | 12/1/09   | \$650,000   | \$643,000      | 1410               | 9         | 1981            | 3    | 14400    | N    | N           | 14317 SE 49TH ST      |
| 008      | 346030 | 0100  | 3/7/08    | \$725,000   | \$568,000      | 1470               | 9         | 1958            | 3    | 30833    | Y    | N           | 5316 153RD AVE SE     |
| 008      | 785530 | 0090  | 11/20/08  | \$984,000   | \$853,000      | 1490               | 9         | 1962            | 4    | 11450    | Y    | N           | 4527 137TH AVE SE     |
| 008      | 785520 | 0090  | 1/22/08   | \$825,000   | \$634,000      | 1510               | 9         | 1962            | 4    | 8700     | Y    | N           | 4570 SOMERSET BLVD SE |
| 008      | 259220 | 1440  | 3/27/08   | \$745,000   | \$588,000      | 1540               | 9         | 1984            | 4    | 17595    | N    | N           | 5840 145TH PL SE      |
| 008      | 345990 | 0215  | 7/30/08   | \$961,000   | \$798,000      | 1560               | 9         | 1957            | 3    | 21361    | Y    | N           | 14845 SE 50TH ST      |
| 008      | 413960 | 0330  | 1/22/08   | \$887,500   | \$682,000      | 1570               | 9         | 1993            | 3    | 15393    | N    | N           | 6064 156TH PL SE      |
| 008      | 785660 | 0060  | 11/12/09  | \$930,000   | \$915,000      | 1590               | 9         | 1968            | 5    | 9210     | Y    | N           | 4471 141ST AVE SE     |
| 008      | 259220 | 1290  | 8/7/08    | \$685,000   | \$571,000      | 1630               | 9         | 1981            | 4    | 10004    | N    | N           | 5835 146TH PL SE      |
| 008      | 785540 | 0180  | 2/19/08   | \$1,100,000 | \$855,000      | 1660               | 9         | 1975            | 4    | 8643     | Y    | N           | 4471 139TH AVE SE     |
| 008      | 214131 | 0680  | 8/13/08   | \$685,000   | \$572,000      | 1680               | 9         | 1977            | 4    | 13686    | Y    | N           | 15313 SE 48TH DR      |
| 008      | 785662 | 0390  | 7/8/09    | \$645,000   | \$608,000      | 1730               | 9         | 1977            | 4    | 9900     | N    | N           | 4586 144TH AVE SE     |
| 008      | 260000 | 0070  | 7/27/09   | \$550,000   | \$522,000      | 1740               | 9         | 1978            | 4    | 9238     | N    | N           | 5407 134TH AVE SE     |
| 008      | 785655 | 0150  | 5/13/09   | \$816,000   | \$754,000      | 1780               | 9         | 1982            | 4    | 14100    | N    | N           | 4812 140TH PL SE      |
| 008      | 932360 | 0350  | 8/15/08   | \$658,000   | \$550,000      | 1790               | 9         | 1979            | 4    | 9887     | N    | N           | 5600 HIGHLAND DR SE   |
| 008      | 345960 | 0500  | 7/24/08   | \$816,000   | \$676,000      | 1880               | 9         | 1978            | 4    | 13900    | Y    | N           | 4950 146TH PL SE      |
| 008      | 785664 | 0480  | 10/9/09   | \$840,000   | \$817,000      | 1920               | 9         | 1979            | 3    | 13779    | Y    | N           | 13809 SE 43RD ST      |
| 008      | 345941 | 0100  | 7/14/08   | \$685,750   | \$566,000      | 1980               | 9         | 1978            | 4    | 10111    | N    | N           | 4504 155TH AVE SE     |
| 008      | 345990 | 0305  | 6/25/08   | \$1,050,000 | \$860,000      | 2010               | 9         | 1978            | 4    | 19354    | Y    | N           | 5101 145TH PL SE      |
| 008      | 785640 | 0500  | 3/25/09   | \$1,194,500 | \$1,085,000    | 2010               | 9         | 1973            | 5    | 9900     | Y    | N           | 4615 139TH AVE SE     |
| 008      | 785641 | 0330  | 10/23/09  | \$1,000,000 | \$977,000      | 2020               | 9         | 1971            | 4    | 17510    | Y    | N           | 4619 136TH AVE SE     |
| 008      | 932361 | 0270  | 4/16/08   | \$1,050,000 | \$836,000      | 2040               | 9         | 1980            | 4    | 15960    | Y    | N           | 13801 SE 52ND PL      |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address          |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|------------------------|
| 008      | 260014 | 0040  | 5/15/08   | \$775,000   | \$624,000      | 2060               | 9         | 1988            | 3    | 12433    | N    | N           | 14056 SE 63RD ST       |
| 008      | 260014 | 0450  | 12/3/09   | \$653,000   | \$647,000      | 2060               | 9         | 1988            | 3    | 9737     | N    | N           | 6223 139TH PL SE       |
| 008      | 785640 | 0230  | 9/3/08    | \$1,250,000 | \$1,052,000    | 2080               | 9         | 1976            | 4    | 9350     | Y    | N           | 4711 SOMERSET AVE SE   |
| 008      | 785600 | 0210  | 5/21/08   | \$780,000   | \$630,000      | 2090               | 9         | 1974            | 4    | 8300     | Y    | N           | 14024 SOMERSET BLVD SE |
| 008      | 260002 | 0230  | 6/27/08   | \$780,000   | \$639,000      | 2120               | 9         | 1984            | 3    | 13500    | Y    | N           | 5007 139TH PL SE       |
| 008      | 214131 | 0550  | 4/9/08    | \$870,000   | \$691,000      | 2120               | 9         | 1977            | 4    | 15016    | Y    | N           | 15322 SE 49TH ST       |
| 008      | 413970 | 0390  | 7/14/09   | \$599,500   | \$566,000      | 2190               | 9         | 2009            | 3    | 4776     | N    | N           | 5040 163RD PL SE       |
| 008      | 259753 | 0440  | 12/30/09  | \$570,000   | \$570,000      | 2200               | 9         | 1995            | 3    | 9168     | N    | N           | 6678 156TH AVE SE      |
| 008      | 259220 | 1670  | 10/5/09   | \$715,000   | \$694,000      | 2280               | 9         | 1981            | 4    | 9860     | N    | N           | 5811 143RD PL SE       |
| 008      | 932360 | 0030  | 8/18/08   | \$800,000   | \$669,000      | 2300               | 9         | 1981            | 4    | 9372     | Y    | N           | 5701 137TH PL SE       |
| 008      | 785656 | 0080  | 5/23/09   | \$625,000   | \$580,000      | 2390               | 9         | 1979            | 4    | 9800     | N    | N           | 5000 141ST AVE SE      |
| 008      | 260002 | 0080  | 6/11/08   | \$975,000   | \$794,000      | 2420               | 9         | 1981            | 4    | 9800     | Y    | N           | 13605 SE 50TH PL       |
| 008      | 259752 | 0950  | 4/15/09   | \$590,000   | \$540,000      | 2470               | 9         | 1989            | 3    | 10036    | N    | N           | 14921 SE 65TH ST       |
| 008      | 932361 | 0520  | 11/6/09   | \$765,000   | \$751,000      | 2480               | 9         | 1979            | 4    | 10472    | Y    | N           | 13610 SE 54TH PL       |
| 008      | 260000 | 0440  | 8/6/09    | \$700,000   | \$666,000      | 2490               | 9         | 1979            | 4    | 9600     | N    | N           | 13503 SE 52ND ST       |
| 008      | 413970 | 0370  | 11/25/08  | \$730,000   | \$634,000      | 2500               | 9         | 2008            | 3    | 4895     | N    | N           | 5080 163RD PL SE       |
| 008      | 259752 | 0870  | 5/29/09   | \$608,000   | \$565,000      | 2510               | 9         | 1988            | 3    | 9817     | N    | N           | 6504 150TH PL SE       |
| 008      | 260013 | 0020  | 6/16/09   | \$580,000   | \$542,000      | 2560               | 9         | 1987            | 3    | 10156    | N    | N           | 6204 139TH PL SE       |
| 008      | 413970 | 0380  | 9/4/09    | \$635,000   | \$610,000      | 2570               | 9         | 2008            | 3    | 4730     | N    | N           | 5060 163RD PL SE       |
| 008      | 413970 | 0290  | 9/23/08   | \$755,000   | \$641,000      | 2610               | 9         | 2008            | 3    | 7152     | N    | N           | 5221 163RD PL SE       |
| 008      | 413970 | 0260  | 6/19/09   | \$689,450   | \$645,000      | 2610               | 9         | 2008            | 3    | 3705     | N    | N           | 5161 163RD PL SE       |
| 008      | 413970 | 0040  | 12/9/09   | \$680,000   | \$675,000      | 2610               | 9         | 2009            | 3    | 4031     | N    | N           | 5011 163RD PL SE       |
| 008      | 413970 | 0400  | 3/27/09   | \$592,000   | \$538,000      | 2620               | 9         | 2008            | 3    | 6058     | N    | N           | 5020 163RD PL SE       |
| 008      | 413970 | 0020  | 5/18/09   | \$653,000   | \$604,000      | 2620               | 9         | 2008            | 3    | 5528     | N    | N           | 5007 163RD PL SE       |
| 008      | 183698 | 0200  | 7/23/09   | \$528,000   | \$500,000      | 2640               | 9         | 1999            | 3    | 6179     | N    | N           | 16109 SE 45TH CT       |
| 008      | 259751 | 0090  | 7/3/08    | \$750,000   | \$616,000      | 2640               | 9         | 1988            | 3    | 17153    | N    | N           | 14647 SE 66TH ST       |
| 008      | 259753 | 1200  | 8/14/09   | \$670,000   | \$639,000      | 2640               | 9         | 1995            | 3    | 9380     | N    | N           | 15406 SE 66TH PL       |
| 008      | 259221 | 0520  | 4/28/08   | \$927,000   | \$742,000      | 2670               | 9         | 1983            | 4    | 12366    | N    | N           | 5740 149TH AVE SE      |
| 008      | 932361 | 0250  | 6/6/08    | \$736,500   | \$599,000      | 2680               | 9         | 1979            | 4    | 11941    | N    | N           | 13804 SE 52ND PL       |
| 008      | 260013 | 0500  | 12/22/09  | \$648,000   | \$646,000      | 2680               | 9         | 1987            | 3    | 10050    | N    | N           | 6365 138TH PL SE       |
| 008      | 345941 | 0270  | 11/4/08   | \$670,000   | \$578,000      | 2690               | 9         | 1976            | 4    | 10000    | N    | N           | 4423 156TH PL SE       |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address       |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|---------------------|
| 008      | 259752 | 0180  | 6/11/09   | \$569,900   | \$532,000      | 2700               | 9         | 1989            | 3    | 15027    | N    | N           | 6590 152ND AVE SE   |
| 008      | 183698 | 0170  | 6/25/08   | \$702,500   | \$575,000      | 2710               | 9         | 1999            | 3    | 4966     | N    | N           | 16106 SE 45TH CT    |
| 008      | 259752 | 0240  | 2/18/09   | \$680,000   | \$610,000      | 2760               | 9         | 1989            | 3    | 9317     | N    | N           | 6555 152ND AVE SE   |
| 008      | 785656 | 0130  | 6/11/08   | \$770,000   | \$627,000      | 2840               | 9         | 1979            | 5    | 9900     | Y    | N           | 14001 SE 50TH ST    |
| 008      | 214130 | 0460  | 6/16/09   | \$610,000   | \$570,000      | 2850               | 9         | 1976            | 4    | 9807     | Y    | N           | 14613 SE 49TH ST    |
| 008      | 955270 | 0640  | 8/17/09   | \$655,000   | \$626,000      | 2870               | 9         | 1981            | 4    | 11298    | N    | N           | 14430 SE 61ST ST    |
| 008      | 260014 | 0240  | 8/3/09    | \$669,950   | \$637,000      | 2870               | 9         | 1989            | 3    | 9687     | N    | N           | 13891 SE 64TH ST    |
| 008      | 183698 | 0050  | 2/20/09   | \$625,000   | \$561,000      | 2920               | 9         | 1999            | 3    | 8412     | N    | N           | 16217 SE 45TH ST    |
| 008      | 259221 | 0680  | 5/7/09    | \$683,800   | \$631,000      | 2930               | 9         | 1984            | 4    | 18410    | N    | N           | 14812 SE 58TH ST    |
| 008      | 183698 | 0070  | 5/12/08   | \$690,000   | \$555,000      | 2947               | 9         | 2000            | 3    | 5431     | N    | N           | 16101 SE 45TH ST    |
| 008      | 259221 | 0760  | 6/6/08    | \$820,000   | \$667,000      | 3020               | 9         | 1984            | 3    | 12128    | N    | N           | 5815 149TH AVE SE   |
| 008      | 162405 | 9337  | 9/20/08   | \$782,000   | \$663,000      | 3250               | 9         | 2000            | 3    | 9059     | N    | N           | 4622 130TH AVE SE   |
| 008      | 183698 | 0040  | 7/1/08    | \$685,000   | \$562,000      | 3360               | 9         | 1999            | 3    | 6314     | N    | N           | 4512 162ND WAY SE   |
| 008      | 162405 | 9355  | 5/13/08   | \$1,118,000 | \$900,000      | 3420               | 9         | 2008            | 3    | 7975     | N    | N           | 13017 SE 47TH ST    |
| 008      | 259220 | 1010  | 11/18/08  | \$1,300,000 | \$1,127,000    | 3560               | 9         | 2008            | 3    | 12572    | Y    | N           | 6012 147TH PL SE    |
| 008      | 142405 | 9154  | 4/21/08   | \$1,270,000 | \$1,013,000    | 3570               | 9         | 2008            | 3    | 8313     | Y    | N           | 4468 158TH AVE SE   |
| 008      | 785641 | 0010  | 6/16/09   | \$925,000   | \$865,000      | 1800               | 10        | 1976            | 4    | 22750    | Y    | N           | 4509 SOMERSET PL SE |
| 008      | 259746 | 0130  | 5/1/08    | \$920,000   | \$737,000      | 2020               | 10        | 1985            | 4    | 9450     | Y    | N           | 14755 SE 56TH ST    |
| 008      | 785641 | 0300  | 5/20/08   | \$1,228,800 | \$992,000      | 2050               | 10        | 1972            | 4    | 14500    | Y    | N           | 4735 134TH PL SE    |
| 008      | 345990 | 0130  | 5/20/09   | \$785,000   | \$727,000      | 2140               | 10        | 1960            | 4    | 27238    | Y    | N           | 14836 SE 51ST ST    |
| 008      | 259745 | 0460  | 10/1/09   | \$960,000   | \$931,000      | 2190               | 10        | 1982            | 4    | 16503    | Y    | N           | 5401 142ND AVE SE   |
| 008      | 785664 | 0200  | 5/8/08    | \$762,000   | \$612,000      | 2200               | 10        | 1987            | 4    | 22580    | N    | N           | 14008 SE 42ND ST    |
| 008      | 808103 | 0300  | 7/28/09   | \$890,000   | \$844,000      | 2210               | 10        | 2005            | 3    | 20379    | N    | N           | 5558 156TH AVE SE   |
| 008      | 785640 | 0470  | 6/3/09    | \$1,050,000 | \$977,000      | 2210               | 10        | 1965            | 3    | 14438    | Y    | N           | 4635 138TH AVE SE   |
| 008      | 259220 | 0060  | 2/26/09   | \$704,206   | \$633,000      | 2360               | 10        | 1982            | 3    | 10460    | N    | N           | 14415 SE 60TH ST    |
| 008      | 259745 | 0240  | 1/25/08   | \$925,000   | \$712,000      | 2360               | 10        | 1983            | 3    | 10798    | Y    | N           | 5608 145TH AVE SE   |
| 008      | 259745 | 0400  | 10/23/09  | \$880,000   | \$860,000      | 2420               | 10        | 1988            | 3    | 13445    | Y    | N           | 5312 143RD AVE SE   |
| 008      | 259753 | 0060  | 4/9/08    | \$823,080   | \$653,000      | 2480               | 10        | 1991            | 3    | 9390     | N    | N           | 6703 154TH PL SE    |
| 008      | 932361 | 0540  | 6/23/08   | \$950,000   | \$777,000      | 2610               | 10        | 1984            | 3    | 12635    | Y    | N           | 13613 SE 54TH PL    |
| 008      | 615495 | 0140  | 6/4/08    | \$742,000   | \$603,000      | 2670               | 10        | 1985            | 3    | 9346     | N    | N           | 15611 SE 45TH PL    |
| 008      | 808102 | 0120  | 3/20/08   | \$940,000   | \$740,000      | 2720               | 10        | 1989            | 3    | 11149    | Y    | N           | 5570 152ND PL SE    |

**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Adj Sale Price | Above Grade Living | Bld Grade | Year Built/ Ren | Cond | Lot Size | View | Water-front | Situs Address        |
|----------|--------|-------|-----------|-------------|----------------|--------------------|-----------|-----------------|------|----------|------|-------------|----------------------|
| 008      | 259753 | 0690  | 2/2/09    | \$625,000   | \$557,000      | 2910               | 10        | 1991            | 3    | 11752    | N    | N           | 6653 156TH AVE SE    |
| 008      | 214131 | 0250  | 6/2/09    | \$796,450   | \$741,000      | 3060               | 10        | 1982            | 3    | 12400    | Y    | N           | 5108 155TH PL SE     |
| 008      | 808951 | 0140  | 6/30/09   | \$815,500   | \$766,000      | 3150               | 10        | 1996            | 3    | 13788    | N    | N           | 6584 156TH AVE SE    |
| 008      | 615450 | 0060  | 5/15/08   | \$935,000   | \$753,000      | 3200               | 10        | 2007            | 3    | 6296     | N    | N           | 4568 162ND LN SE     |
| 008      | 142405 | 9164  | 8/5/09    | \$799,000   | \$760,000      | 3230               | 10        | 2007            | 3    | 7022     | N    | N           | 16126 SE 45TH PL     |
| 008      | 142405 | 9161  | 9/16/08   | \$1,001,805 | \$848,000      | 3230               | 10        | 2008            | 3    | 10200    | N    | N           | 16129 SE 45TH PL     |
| 008      | 413938 | 0050  | 6/8/09    | \$745,000   | \$695,000      | 3280               | 10        | 2007            | 3    | 6603     | N    | N           | 16048 SE 45TH PL     |
| 008      | 413938 | 0040  | 3/5/09    | \$785,000   | \$708,000      | 3280               | 10        | 2007            | 3    | 6603     | N    | N           | 16060 SE 45TH PL     |
| 008      | 345975 | 0010  | 11/16/09  | \$639,500   | \$630,000      | 3310               | 10        | 1990            | 3    | 10041    | N    | N           | 4267 155TH PL SE     |
| 008      | 345975 | 0020  | 8/1/08    | \$835,000   | \$694,000      | 3380               | 10        | 1990            | 3    | 9661     | Y    | N           | 4303 155TH PL SE     |
| 008      | 142405 | 9165  | 5/5/09    | \$800,000   | \$737,000      | 3390               | 10        | 2008            | 3    | 8043     | N    | N           | 16118 SE 45TH PL     |
| 008      | 142405 | 9162  | 2/26/08   | \$1,012,065 | \$789,000      | 3400               | 10        | 2007            | 3    | 7776     | N    | N           | 16141 SE 45TH PL     |
| 008      | 413938 | 0060  | 9/17/09   | \$739,980   | \$714,000      | 3480               | 10        | 2007            | 3    | 7333     | N    | N           | 16042 SE 45TH PL     |
| 008      | 413938 | 0010  | 11/19/08  | \$853,500   | \$740,000      | 3480               | 10        | 2007            | 3    | 6623     | N    | N           | 16078 SE 45TH PL     |
| 008      | 615450 | 0040  | 6/25/08   | \$965,000   | \$790,000      | 3600               | 10        | 2007            | 3    | 5531     | N    | N           | 4569 162ND LN SE     |
| 008      | 152405 | 9053  | 8/19/09   | \$900,000   | \$860,000      | 3610               | 10        | 2009            | 3    | 14800    | N    | N           | 13357 SE NEWPORT WAY |
| 008      | 413938 | 0080  | 5/14/08   | \$1,079,950 | \$870,000      | 3650               | 10        | 2007            | 3    | 7147     | N    | N           | 16030 SE 45TH PL     |
| 008      | 413966 | 0450  | 9/10/09   | \$842,500   | \$811,000      | 3680               | 10        | 1997            | 3    | 16392    | N    | N           | 15769 SE 58TH PL     |
| 008      | 615450 | 0010  | 6/19/09   | \$850,000   | \$796,000      | 3700               | 10        | 2008            | 3    | 5375     | N    | N           | 4545 162ND WAY SE    |
| 008      | 615450 | 0020  | 1/7/09    | \$850,000   | \$751,000      | 3720               | 10        | 2008            | 3    | 5628     | N    | N           | 4557 162ND LN SE     |
| 008      | 615450 | 0030  | 3/10/09   | \$850,000   | \$768,000      | 3990               | 10        | 2008            | 3    | 5267     | N    | N           | 4563 162ND LN SE     |
| 008      | 615450 | 0050  | 6/17/08   | \$1,000,000 | \$816,000      | 3990               | 10        | 2007            | 3    | 7515     | N    | N           | 4572 162ND LN SE     |
| 008      | 615450 | 0050  | 11/25/09  | \$885,500   | \$875,000      | 3990               | 10        | 2007            | 3    | 7515     | N    | N           | 4572 162ND LN SE     |
| 008      | 808101 | 0420  | 3/18/08   | \$1,210,000 | \$952,000      | 1950               | 11        | 1986            | 3    | 9734     | Y    | N           | 5425 156TH AVE SE    |
| 008      | 808101 | 0270  | 5/23/08   | \$1,210,000 | \$978,000      | 2120               | 11        | 1987            | 3    | 21055    | Y    | N           | 15524 SE 53RD PL     |
| 008      | 808102 | 0310  | 6/25/08   | \$1,300,000 | \$1,065,000    | 2530               | 11        | 1988            | 3    | 10031    | Y    | N           | 15303 SE 58TH ST     |
| 008      | 808103 | 0260  | 6/21/09   | \$880,000   | \$824,000      | 2570               | 11        | 1990            | 3    | 16268    | Y    | N           | 5796 155TH AVE SE    |
| 008      | 808104 | 0180  | 6/3/09    | \$815,000   | \$759,000      | 3050               | 11        | 1997            | 3    | 20494    | Y    | N           | 6289 155TH AVE SE    |
| 008      | 412850 | 0250  | 9/11/09   | \$710,000   | \$684,000      | 3170               | 11        | 2000            | 3    | 9310     | N    | N           | 4983 160TH CT SE     |
| 008      | 412850 | 0240  | 7/10/08   | \$1,080,000 | \$890,000      | 3340               | 11        | 1999            | 3    | 8452     | N    | N           | 4957 160TH CT SE     |
| 008      | 808951 | 0070  | 7/24/09   | \$960,000   | \$910,000      | 3350               | 11        | 1998            | 3    | 9938     | Y    | N           | 6527 155TH AVE SE    |



**Improved Sales Used in this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Adj Sale Price</b> | <b>Above Grade Living</b> | <b>Bld Grade</b> | <b>Year Built/ Ren</b> | <b>Cond</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> | <b>Situs Address</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------------|---------------------------|------------------|------------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 008             | 808951       | 0110         | 7/15/09          | \$1,050,000       | \$992,000             | 3360                      | 11               | 2000                   | 3           | 17839           | Y           | N                  | 6528 155TH AVE SE    |
| 008             | 412850       | 0380         | 2/27/08          | \$1,097,000       | \$856,000             | 3400                      | 11               | 1999                   | 3           | 12796           | N           | N                  | 4888 162ND PL SE     |
| 008             | 412850       | 0210         | 12/2/09          | \$847,500         | \$839,000             | 3490                      | 11               | 2000                   | 3           | 7494            | Y           | N                  | 4855 160TH CT SE     |
| 008             | 412850       | 0400         | 2/15/08          | \$967,500         | \$751,000             | 3520                      | 11               | 1998                   | 3           | 7595            | N           | N                  | 16293 SE 48TH ST     |
| 008             | 808100       | 0100         | 3/4/09           | \$1,020,000       | \$919,000             | 3560                      | 11               | 1986                   | 3           | 10319           | Y           | N                  | 15511 SE 55TH PL     |
| 008             | 928600       | 0020         | 10/19/09         | \$920,000         | \$898,000             | 3670                      | 11               | 2000                   | 3           | 19719           | Y           | N                  | 15201 SE 62ND ST     |
| 008             | 928600       | 0130         | 11/24/09         | \$985,000         | \$973,000             | 3760                      | 11               | 2001                   | 3           | 23091           | Y           | N                  | 5899 153RD AVE SE    |
| 008             | 928600       | 0140         | 4/6/09           | \$1,025,000       | \$935,000             | 3890                      | 11               | 1998                   | 3           | 20357           | Y           | N                  | 5887 153RD AVE SE    |
| 008             | 808100       | 0240         | 8/27/08          | \$1,206,000       | \$1,013,000           | 4060                      | 11               | 1990                   | 3           | 10554           | N           | N                  | 15405 SE 54TH CT     |
| 008             | 808102       | 0140         | 7/14/08          | \$1,625,000       | \$1,341,000           | 4140                      | 11               | 1999                   | 3           | 22162           | Y           | N                  | 5595 152ND PL SE     |
| 008             | 808102       | 0340         | 6/10/09          | \$1,190,000       | \$1,110,000           | 2700                      | 12               | 1991                   | 3           | 15235           | Y           | N                  | 15251 SE 58TH ST     |
| 008             | 808101       | 0170         | 3/24/08          | \$1,500,000       | \$1,183,000           | 3770                      | 12               | 1986                   | 3           | 22530           | Y           | N                  | 15644 SE 54TH ST     |
| 008             | 785650       | 0020         | 4/13/09          | \$1,800,000       | \$1,646,000           | 2970                      | 13               | 1991                   | 3           | 13000           | Y           | N                  | 13911 SE 47TH ST     |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| Sub Area | Major  | Minor | Sale Date | Sale Price  | Comments   |
|----------|--------|-------|-----------|-------------|--|
| 007      | 038400 | 0020  | 3/10/08   | \$275,000   | NO MARKET EXPOSURE                                 |
| 007      | 066295 | 0120  | 6/19/09   | \$535,000   | BANKRUPTCY - RECEIVER OR TRUSTEE                   |
| 007      | 220150 | 1335  | 5/7/08    | \$290,000   | DIAGNOSTIC OUTLIER                                 |
| 007      | 220250 | 0200  | 6/5/09    | \$325,000   | UNFIN AREA   |
| 007      | 220570 | 0005  | 4/23/08   | \$26,900    | DOR RATIO;QCD;RELATED PARTY/FRIEND/NGHBR           |
| 007      | 220570 | 0060  | 4/16/08   | \$18,051    | DOR RATIO;QCD;RELATED PARTY/FRIEND/NGHBR           |
| 007      | 220570 | 0480  | 6/11/09   | \$367,000   | UNFIN AREA   |
| 007      | 220700 | 0065  | 6/19/08   | \$359,000   | ESTATE ADMIN;NO MARKET EXPOSURE;NEIGHBOR           |
| 007      | 424600 | 0280  | 10/27/08  | \$9,000     | QCD;PARTIAL INTEREST;RELATED PARTY                 |
| 007      | 424600 | 0370  | 4/30/08   | \$350,000   | DIAGNOSTIC OUTLIER                                 |
| 007      | 544830 | 0380  | 10/2/09   | \$330,000   | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 007      | 607320 | 0075  | 6/2/08    | \$182,078   | DOR RATIO;QCD;PARTIAL INTEREST                     |
| 008      | 142405 | 9160  | 11/4/09   | \$781,000   | ACTIVE PERMIT BEFORE SALE>25K;%COMPL               |
| 008      | 162405 | 9101  | 12/8/09   | \$982,000   | DIAGNOSTIC OUTLIER                                 |
| 008      | 162405 | 9336  | 6/6/08    | \$179,316   | DOR RATIO;QCD;RELATED PARTY/FRIEND/NGHBR           |
| 008      | 168790 | 0220  | 12/23/08  | \$550,000   | RELOCATION - SALE TO SERVICE                       |
| 008      | 214130 | 0610  | 10/12/09  | \$575,000   | DIAGNOSTIC OUTLIER                                 |
| 008      | 214131 | 0400  | 8/11/08   | \$720,000   | NO MARKET EXPOSURE                                 |
| 008      | 214131 | 0400  | 2/25/08   | \$720,000   | QUIT CLAIM DEED                                    |
| 008      | 214133 | 0530  | 3/12/08   | \$144,291   | DOR RATIO;QCD;RELATED PARTY/FRIEND/NGHBR           |
| 008      | 220350 | 0560  | 9/25/08   | \$211,500   | QCD;IMP.CHAR CHNG AFTER SALE;RELATED PARTY         |
| 008      | 220670 | 0265  | 4/17/08   | \$191,000   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 008      | 220670 | 0450  | 1/24/08   | \$195,500   | DOR RATIO;QCD;RELATED PARTY/FRIEND/NGHBR           |
| 008      | 259220 | 0600  | 10/28/08  | \$442,560   | EXEMPT FROM EXCISE TAX                             |
| 008      | 259221 | 0680  | 5/7/09    | \$683,800   | RELOCATION - SALE TO SERVICE                       |
| 008      | 259746 | 0130  | 3/14/08   | \$920,000   | RELOCATION - SALE TO SERVICE                       |
| 008      | 259752 | 0180  | 10/7/08   | \$629,185   | EXEMPT FROM EXCISE TAX                             |
| 008      | 259753 | 1030  | 10/27/08  | \$350,000   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 008      | 260014 | 0450  | 12/3/09   | \$653,000   | RELOCATION - SALE TO SERVICE                       |
| 008      | 337790 | 0055  | 7/30/09   | \$625,000   | NO MARKET EXPOSURE                                 |
| 008      | 345941 | 0360  | 8/13/09   | \$285,000   | QCD; RELATED PARTY, FRIEND, OR NEIGHBOR            |
| 008      | 345990 | 0265  | 4/9/09    | \$535,000   | ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR             |
| 008      | 346030 | 0240  | 4/27/09   | \$490,000   | ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR             |
| 008      | 390710 | 0010  | 10/30/09  | \$575,000   | ESTATE ADMINISTRATOR/GUARDIAN/EXECUTOR             |
| 008      | 413938 | 0030  | 5/14/09   | \$700,000   | NON-REP SALE                                       |
| 008      | 413970 | 0030  | 4/27/09   | \$672,500   | ACTIVE PERMIT BEFORE SALE>25K                      |
| 008      | 413970 | 0230  | 11/5/09   | \$568,000   | ACTIVE PERMIT BEFORE SALE>25K;%COMPL               |
| 008      | 413970 | 0340  | 11/18/09  | \$635,000   | ACTIVE PERMIT BEFORE SALE>25K                      |
| 008      | 602800 | 0005  | 6/26/09   | \$271,506   | RELATED PARTY, FRIEND, OR NEIGHBOR                 |
| 008      | 602800 | 0065  | 12/7/09   | \$200,000   | DOR RATIO;QCD;RELATED PARTY/FRIEND/NGHBR           |
| 008      | 615450 | 0050  | 8/27/09   | \$885,500   | RELOCATION - SALE TO SERVICE                       |
| 008      | 785520 | 0130  | 10/29/08  | \$490,000   | QUIT CLAIM DEED; PARTIAL INTEREST (1/3, 1/2, Etc.) |
| 008      | 785580 | 1050  | 8/26/09   | \$407,458   | IMP CHAR CHANGED SINCE SALE                        |
| 008      | 785580 | 1500  | 12/11/08  | \$1,000,000 | OBSOLESCENCE                                       |
| 008      | 785600 | 0130  | 12/23/08  | \$564,000   | RELATED PARTY, FRIEND, OR NEIGHBOR                 |

**Improved Sales Removed from this Annual Update Analysis**  
**Area 31**  
**(1 to 3 Unit Residences)**

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Comments</b>                    |
|-----------------|--------------|--------------|------------------|-------------------|------------------------------------|
| 008             | 785661       | 0500         | 10/30/08         | \$690,000         | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008             | 785664       | 0280         | 1/15/09          | \$690,000         | RELOCATION - SALE TO SERVICE       |
| 008             | 785664       | 0480         | 10/9/09          | \$840,000         | RELOCATION - SALE TO SERVICE       |
| 008             | 785670       | 0620         | 2/13/09          | \$400,000         | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008             | 808100       | 0120         | 12/11/09         | \$820,000         | ACTIVE PERMIT BEFORE SALE>25K      |
| 008             | 808101       | 0290         | 9/15/09          | \$960,000         | OBSOL;FORCED SALE                  |
| 008             | 808102       | 0130         | 8/26/09          | \$760,000         | BANKRUPTCY - RECEIVER OR TRUSTEE   |
| 008             | 808103       | 0300         | 7/27/09          | \$890,000         | RELOCATION - SALE TO SERVICE       |
| 008             | 808104       | 0080         | 12/23/09         | \$965,000         | RELOCATION - SALE TO SERVICE       |
| 008             | 928600       | 0130         | 8/6/09           | \$985,000         | RELOCATION - SALE TO SERVICE       |
| 008             | 928600       | 0220         | 9/26/08          | \$772,000         | FORCED SALE                        |
| 008             | 932361       | 0540         | 6/14/08          | \$950,000         | RELOCATION - SALE TO SERVICE       |
| 008             | 955270       | 0510         | 3/19/08          | \$661,000         | RELOCATION - SALE TO SERVICE       |

***Vacant Sales Used in this Annual Update Analysis  
Area 31***

| <b>Sub Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale Price</b> | <b>Lot Size</b> | <b>View</b> | <b>Water-front</b> |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 7               | 162405       | 9032         | 08/26/2008       | \$630,000         | 52780           | N           | N                  |
| 7               | 544830       | 0296         | 04/02/2009       | \$299,000         | 10501           | N           | N                  |
| 8               | 142405       | 9159         | 08/14/2009       | \$285,000         | 7091            | N           | N                  |
| 8               | 152405       | 9162         | 05/30/2008       | \$400,000         | 10407           | N           | N                  |
| 8               | 162405       | 9078         | 07/16/2009       | \$210,000         | 7575            | N           | N                  |
| 8               | 162405       | 9361         | 07/23/2009       | \$250,000         | 6677            | N           | N                  |
| 8               | 162405       | 9363         | 08/17/2009       | \$255,000         | 6818            | N           | N                  |
| 8               | 162405       | 9365         | 07/01/2009       | \$230,000         | 8542            | N           | N                  |
| 8               | 390710       | 0020         | 07/23/2009       | \$325,000         | 12290           | N           | N                  |
| 8               | 785580       | 0020         | 01/26/2009       | \$480,000         | 11200           | Y           | N                  |

***Vacant Sales Removed from this Annual Update Analysis  
Area 31***

| <b>Sub<br/>Area</b> | <b>Major</b> | <b>Minor</b> | <b>Sale Date</b> | <b>Sale<br/>Price</b> | <b>Comments</b>         |
|---------------------|--------------|--------------|------------------|-----------------------|-------------------------|
| 8                   | 413938       | 0070         | 05/27/2009       | \$205,000             | NON-REPRESENTATIVE SALE |

## **Client and Intended Use of the Appraisal:**

*This mass appraisal report is intended for use only by the King County Assessor and other agencies or departments administering or confirming ad valorem property taxes. Use of this report by others is not intended by the appraiser. The use of this appraisal, analyses and conclusions is limited to the administration of ad valorem property taxes in accordance with Washington State law. As such it is written in concise form to minimize paperwork. The assessor intends that this report conform to the Uniform Standards of Professional Appraisal Practice (USPAP) requirements for a **mass appraisal report** as stated in USPAP SR 6-8. To fully understand this report the reader may need to refer to the Assessor's Property Record Files, Assessors Real Property Data Base, separate studies, Assessor's Procedures, Assessor's field maps, Revalue Plan and the statutes.*

*The purpose of this report is to explain and document the methods, data and analysis used in the revaluation of King County. King County is on a six year physical inspection cycle with annual statistical updates. The revaluation plan is approved by Washington State Department of Revenue. The Revaluation Plan is subject to their periodic review.*

## **Definition and date of value estimate:**

### **Market Value**

*The basis of all assessments is the true and fair value of property. True and fair value means market value (Spokane etc. R. Company v. Spokane County, 75 Wash. 72 (1913); Mason County Overtaxed, Inc. v. Mason County, 62 Wn. 2d (1963); AGO 57-58, No. 2, 1/8/57; AGO 65-66, No. 65, 12/31/65). The true and fair value of a property in money for property tax valuation purposes is its "market value" or amount of money a buyer willing but not obligated to buy would pay for it to a seller willing but not obligated to sell. In arriving at a determination of such value, the assessing officer can consider only those factors which can within reason be said to affect the price in negotiations between a willing purchaser and a willing seller, and he must consider all of such factors. (AGO 65,66, No. 65, 12/31/65)*

*Retrospective market values are reported herein because the date of the report is subsequent to the effective date of valuation. The analysis reflects market conditions that existed on the effective date of appraisal.*

### **Highest and Best Use**

**RCW 84.40.030** All property shall be valued at one hundred percent of its true and fair value in money and assessed on the same basis unless specifically provided otherwise by law.

*An assessment may not be determined by a method that assumes a land usage or highest and best use not permitted, for that property being appraised, under existing zoning or land use planning ordinances or statutes or other government restrictions.*

**WAC 458-07-030 (3) True and fair value -- Highest and best use.** Unless specifically provided otherwise by statute, all property shall be valued on the basis of its highest and best use for assessment purposes. Highest and best use is the most profitable, likely use to which a property can be put. It is the use which will yield the highest return on the owner's investment. Any reasonable use to which the property may be put may be taken into consideration and if it is peculiarly adapted to some particular use, that fact may be taken into consideration. Uses that are within the realm of possibility, but not reasonably probable of occurrence, shall not be considered in valuing property at its highest and best use.

*If a property is particularly adapted to some particular use this fact may be taken into consideration in estimating the highest and best use. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922)) The present use of the property may constitute its highest and best use. The appraiser shall, however, consider the uses to which similar property similarly located is being put. (Finch v. Grays Harbor County, 121 Wash. 486 (1922)) The fact that the owner of the property chooses to use it for less*

*productive purposes than similar land is being used shall be ignored in the highest and best use estimate. (Sammish Gun Club v. Skagit County, 118 Wash. 578 (1922))*

*Where land has been classified or zoned as to its use, the county assessor may consider this fact, but he shall not be bound to such zoning in exercising his judgment as to the highest and best use of the property. (AGO 63-64, No. 107, 6/6/64)*

### **Date of Value Estimate**

*All property now existing, or that is hereafter created or brought into this state, shall be subject to assessment and taxation for state, county, and other taxing district purposes, upon equalized valuations thereof, fixed with reference thereto on the first day of January at twelve o'clock meridian in each year, excepting such as is exempted from taxation by law. [1961 c 15 §84.36.005]*

*The county assessor is authorized to place any property that is increased in value due to construction or alteration for which a building permit was issued, or should have been issued, under chapter 19.27, 19.27A, or 19.28 RCW or other laws providing for building permits on the assessment rolls for the purposes of tax levy up to August 31st of each year. The assessed valuation of the property shall be considered as of July 31st of that year. [1989 c 246 § 4]*

*Reference should be made to the property card or computer file as to when each property was valued. Sales consummating before and after the appraisal date may be used and are analyzed as to their indication of value at the date a valuation. If market conditions have changed then the appraisal will state a logical cutoff date after which no market date is used as an indicator of value.*

### **Property rights appraised:**

#### **Fee Simple**

***Wash Constitution Article 7 § 1 Taxation:*** *All taxes shall be uniform upon the same class of property within the territorial limits of the authority levying the tax and shall be levied and collected for public purposes only. The word "property" as used herein shall mean and include everything, whether tangible or intangible, subject to ownership. All real estate shall constitute one class.*

***Trimble v. Seattle, 231 U.S. 683, 689, 58 L. Ed. 435, 34 S. Ct. 218 (1914)*** *“the entire [fee] estate is to be assessed and taxed as a unit”*

***Folsom v. Spokane County, 111 Wn. 2d 256 (1988)*** *“the ultimate appraisal should endeavor to arrive at the fair market value of the property as if it were an unencumbered fee”*

*The definition of fee simple estate as taken from The Third Edition of The Dictionary of Real Estate Appraisal, published by the Appraisal Institute. “Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.”*

### **Assumptions and Limiting Conditions:**

- 1. No opinion as to title is rendered. Data on ownership and legal description were obtained from public records. Title is assumed to be marketable and free and clear of all liens and encumbrances, easements and restrictions unless shown on maps or property record files. The property is appraised assuming it to be under responsible ownership and competent management and available for its highest and best use.*
- 2. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area were taken from sources considered reliable, and no encroachment of real property improvements is assumed to exist.*

3. *No responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake, or occupancy codes, can be assumed without provision of specific professional or governmental inspections.*
4. *Rental areas herein discussed have been calculated in accord with generally accepted industry standards.*
5. *The projections included in this report are utilized to assist in the valuation process and are based on current market conditions and anticipated short term supply demand factors. Therefore, the projections are subject to changes in future conditions that cannot be accurately predicted by the appraiser and could affect the future income or value projections.*
6. *The property is assumed uncontaminated unless the owner comes forward to the Assessor and provides other information.*
7. *The appraiser is not qualified to detect the existence of potentially hazardous material which may or may not be present on or near the property. The existence of such substances may have an effect on the value of the property. No consideration has been given in this analysis to any potential diminution in value should such hazardous materials be found (unless specifically noted). We urge the taxpayer to retain an expert in the field and submit data affecting value to the assessor.*
8. *No opinion is intended to be expressed for legal matters or that would require specialized investigation or knowledge beyond that ordinarily employed by real estate appraisers, although such matters may be discussed in the report.*
9. *Maps, plats and exhibits included herein are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose.*
10. *The appraisal is the valuation of the fee simple interest. Unless shown on the Assessor's parcel maps, easements adversely affecting property value were not considered.*
11. *An attempt to segregate personal property from the real estate in this appraisal has been made.*
12. *Items which are considered to be "typical finish" and generally included in a real property transfer, but are legally considered leasehold improvements are included in the valuation unless otherwise noted.*
13. *The movable equipment and/or fixtures have not been appraised as part of the real estate. The identifiable permanently fixed equipment has been appraised in accordance with RCW 84.04.090 and WAC 458-12-010.*
14. *I have considered the effect of value of those anticipated public and private improvements of which I have common knowledge. I can make no special effort to contact the various jurisdictions to determine the extent of their public improvements.*
15. *Exterior inspections were made of all properties in the physical inspection areas (outlined in the body of the report) however; due to lack of access and time few received interior inspections.*

### **Scope of Work Performed:**

*Research and analyses performed are identified in the body of the revaluation report. The assessor has no access to title reports and other documents. Because of legal limitations we did not research such items as easements, restrictions, encumbrances, leases, reservations, covenants, contracts, declarations and special assessments. Disclosure of interior home features and, actual income and expenses by property owners is not a requirement by law therefore attempts to obtain and analyze this information are not always successful. The mass appraisal performed must be completed in the time limits indicated in the Revaluation Plan and as budgeted. The scope of work performed and disclosure of research and analyses not performed are identified throughout the body of the report.*





## King County

### Department of Assessments

King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384  
(206) 296-5195 FAX (206) 296-0595  
Email: [assessor.info@kingcounty.gov](mailto:assessor.info@kingcounty.gov)

**Lloyd Hara**  
*Assessor*

As we start a new decade and prepare the 2010 revaluations for the 2011 Tax Roll, it is important for staff to review our standards for completing our assessments for this year. As Deputy Assessors, first, everyone works for the taxpayers of King County and we must do our work in the most fair and equitable manner. Second, we will take pride in doing the best professional job possible. Third, we will treat all taxpayers with respect and value their opinions.

To further those standards, all appraisers are directed to:

- Use all appropriate mass appraisal techniques as stated in Washington State Laws, Washington State Administrative Codes, 2010 Uniform Standards of Professional Appraisal Practice (USPAP), and accepted International Association of Assessing Officers (IAAO) standards and practices.
- Work with your supervisor on the development of the annual valuation plan and develop the scope of work for your portion of appraisal work assigned, including physical inspections and statistical updates of properties;
- Validate for correctness physical characteristics for all vacant and improved properties and, where applicable, validate sales data for those properties;
- Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total in compliance with applicable laws, codes and DOR guidelines. The Jurisdictional Exception is applied in cases where Federal, State or local laws or regulations preclude compliance with USPAP;
- Develop valuation models as delineated by the IAAO (Standard on Mass Appraisal of Real Property, 2002; rev 2008). Apply models uniformly to sold and unsold properties, so that ratio statistics can be accurately inferred to the entire population. Validate models as delineated by IAAO in their Standard on Ratio Studies (approved July 2007).
- All sales are to be time adjusted to 1/1/10 and models developed by appraisers will include an administrative adjustment of .925 to reflect current economic factors that impact value and are not indicated by time-adjusted sales data alone.
- Prepare written reports in compliance with USPAP Standard 6 for Mass Appraisals. The intended users of your appraisals and the written reports include the Assessor, the King County Board of Equalization, the Washington State Board of Tax Appeals, the King County Prosecutor and the Washington State Department of Revenue. The intended use of the appraisals and the written reports is the administration of ad valorem property taxation.

Lloyd Hara  
King County Assessor